

# 26/2 Balmwell Grove

GRACEMOUNT, EDINBURGH, EH16 6HB



*EXCELLENT TWO-BEDROOM GROUND-FLOOR  
FLAT THAT BENEFITS FROM OFF-STREET PARKING  
AND A WRAP-AROUND PRIVATE GARDEN*



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McEwan Fraser is delighted to present this excellent two-bedroom ground-floor flat that benefits from off-street parking and a wrap-around private garden. Internally, the property is well-presented throughout, offering a bright and welcoming living space. Perfectly suited as a first-time buy or a savvy investment opportunity, this flat combines comfort, convenience, and outdoor appeal in one highly desirable package.

The internal accommodation is focused on a bright and spacious living room that overlooks the rear garden. The living room is neutrally decorated and finished with laminate flooring. The proportion on offer will give a new owner the flexibility to create their ideal living and entertaining space.

## The Property



Across the hall, the contemporary kitchen has a good range of base and wall-mounted units that offer plenty of prep and storage space. There is a mixture of integrated and free-standing appliances.





Both bedrooms are generous, neutrally decorated doubles and bedroom one benefits from integrated wardrobes. A central hallway with integrated storage gives access to all rooms, including a stylish shower room which completes the accommodation. For extra warmth and comfort, the property boasts gas central heating and double glazing.

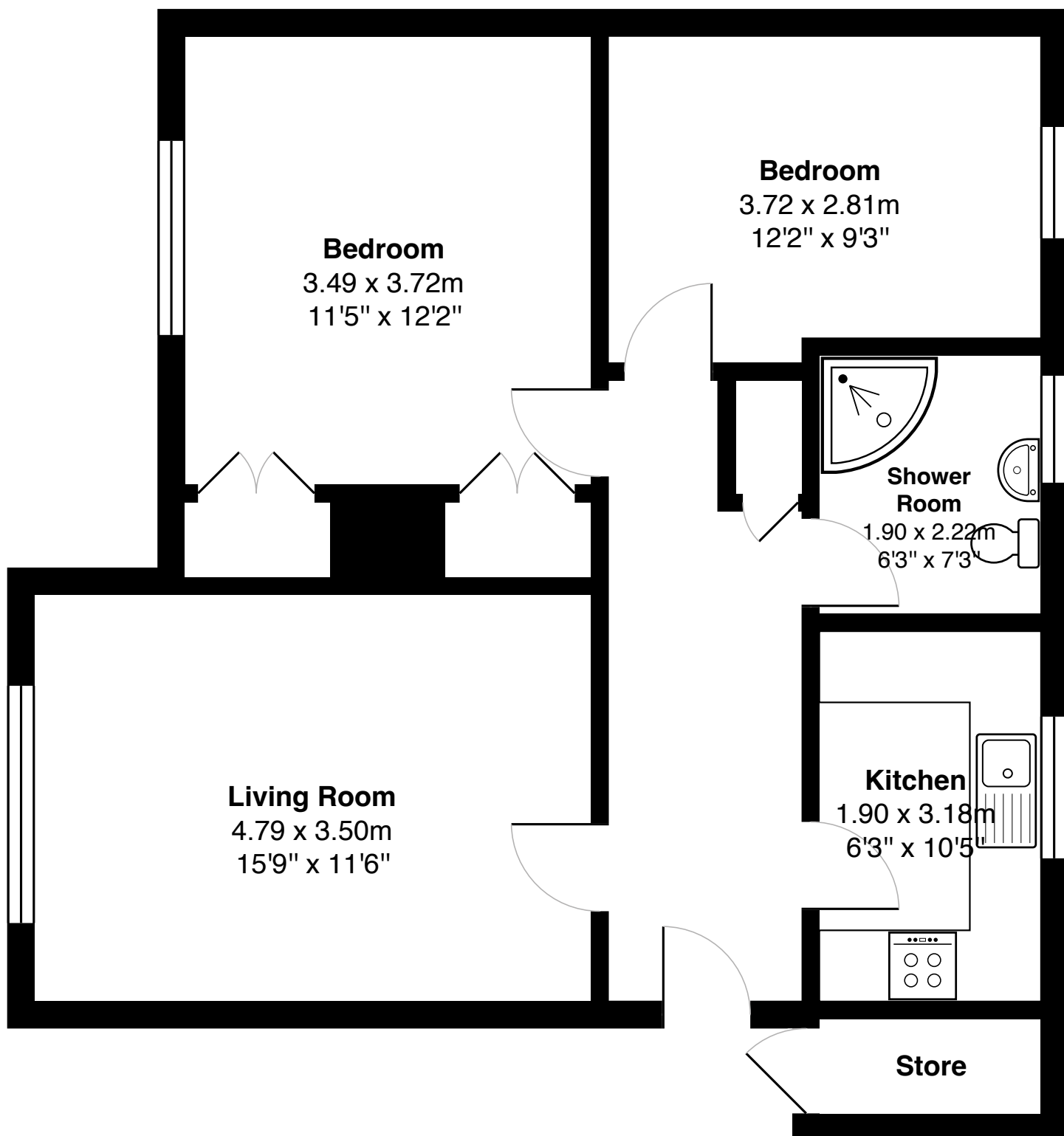




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: C





Externally, the property has a generous garden which wraps around the property. To the front, double gates and a dropped kerb allow you to park off-street. There is a further external store adjacent to the front door.







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Nestled in Gracemount, Balmwell Grove perfectly balances suburban tranquility with city accessibility. The area boasts excellent local amenities, including the Gracemount Leisure Centre with its gym and pool, plus nearby parks for outdoor relaxation. Commuting is effortless thanks to frequent bus services, connecting you to Edinburgh city centre in just 25-30 minutes. For drivers, the city bypass and other key routes are within easy reach, simplifying travel across the capital.

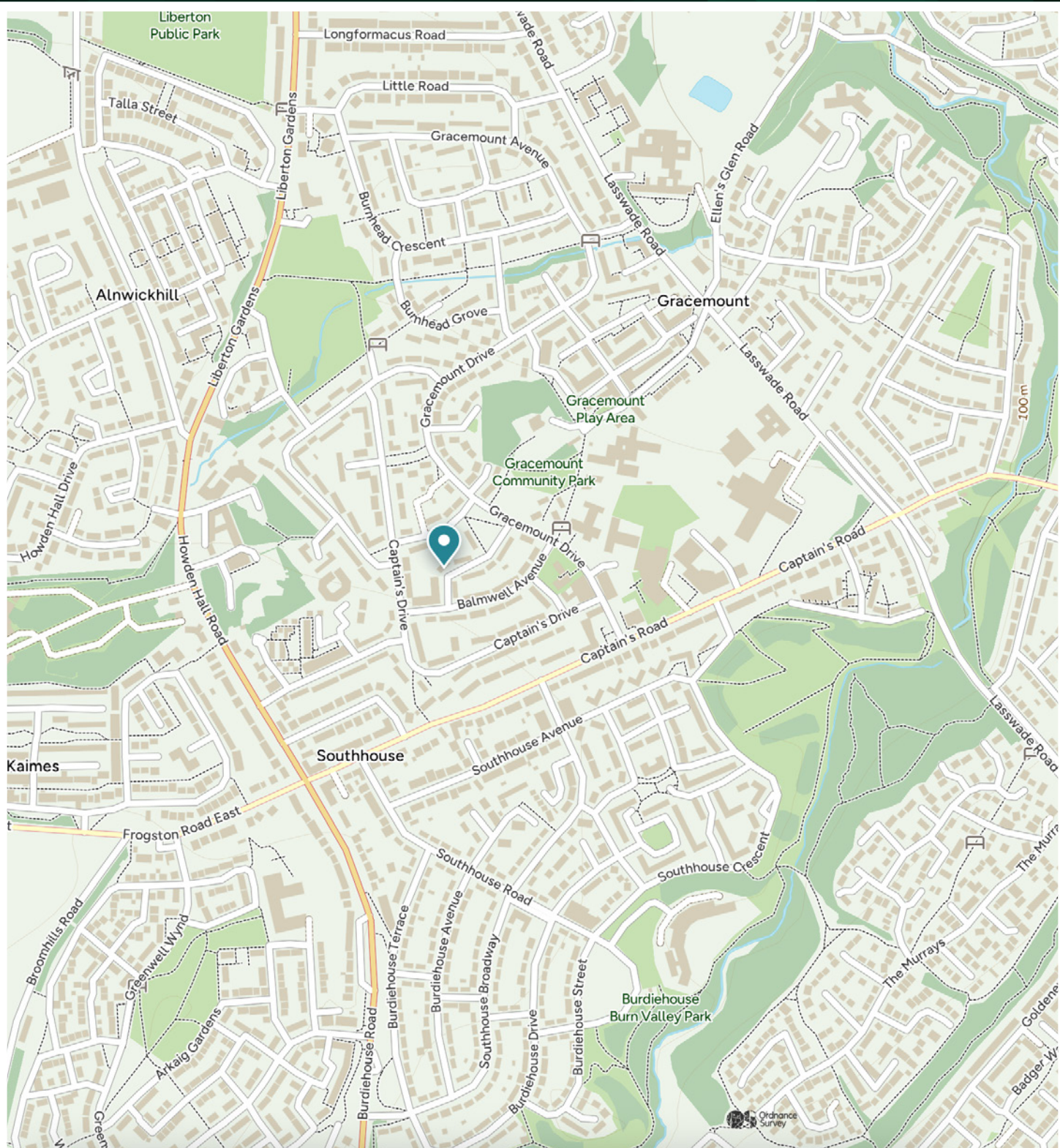
This location is ideal for professionals, with the Royal Infirmary of Edinburgh and the Edinburgh BioQuarter situated close by. It also provides straightforward access to the city's main employment hubs in finance, technology, and hospitality.

By combining reliable transport links with valuable local facilities and a peaceful community atmosphere, Balmwell Grove is a compelling choice for younger buyers and professionals establishing themselves in a well-connected part of Edinburgh.

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## The Location





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