

# 11 St Katharine's Loan

GRACEMOUNT, EDINBURGH, EH16 6QH



*MODERNISED TWO BED MID TERRACED HOUSE  
IN EDINBURGH'S POPULAR GRACEMOUNT*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom terraced family home in Edinburgh's popular area of Gracemount.

Inside, the property comprises of a spacious living area with windows at both ends of the building. The living room has various possibilities for furniture arrangements and has plenty of space for a family dining space. The fully equipped kitchen is modern and benefits from gas hob, double fan oven, integrated dishwasher, fridge, and washing machine. There are two spacious double bedrooms, the master bedroom has a built-in wardrobe. The house has one modern bathroom which is fitted with a three-piece suite and a shower over the bath.

In addition to this, the property benefits from excellent storage from the floored attic to hall cupboards. The house has modern double glazing, made-to-measure blinds, gas central heating, and off-street parking in the form of the two-car driveway in front of the property. There is a private rear garden that has been landscaped and benefits from low-maintenance artificial grass and has a large shed. The garden has been well maintained by the current owners.

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## The Kitchen





**Bedroom 1**

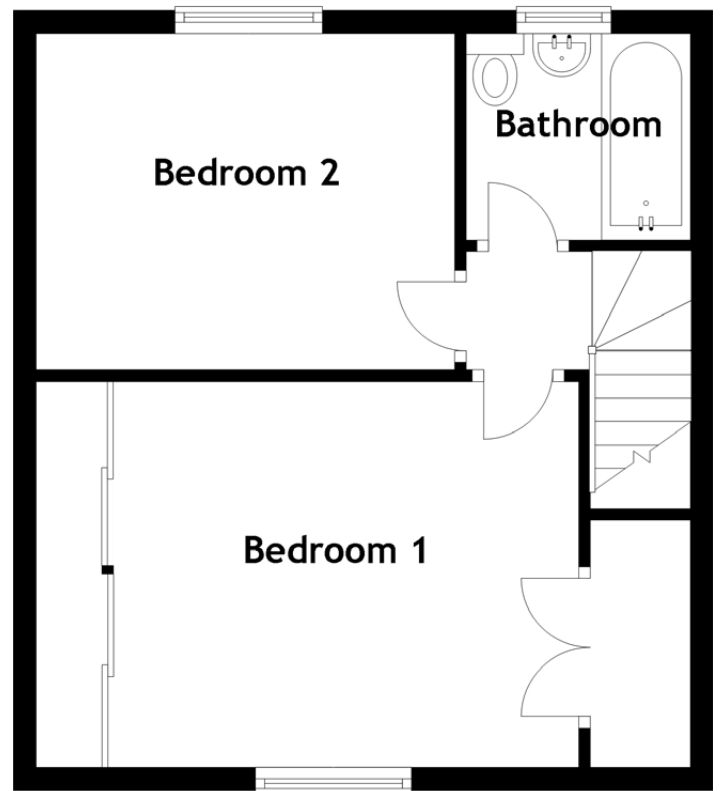
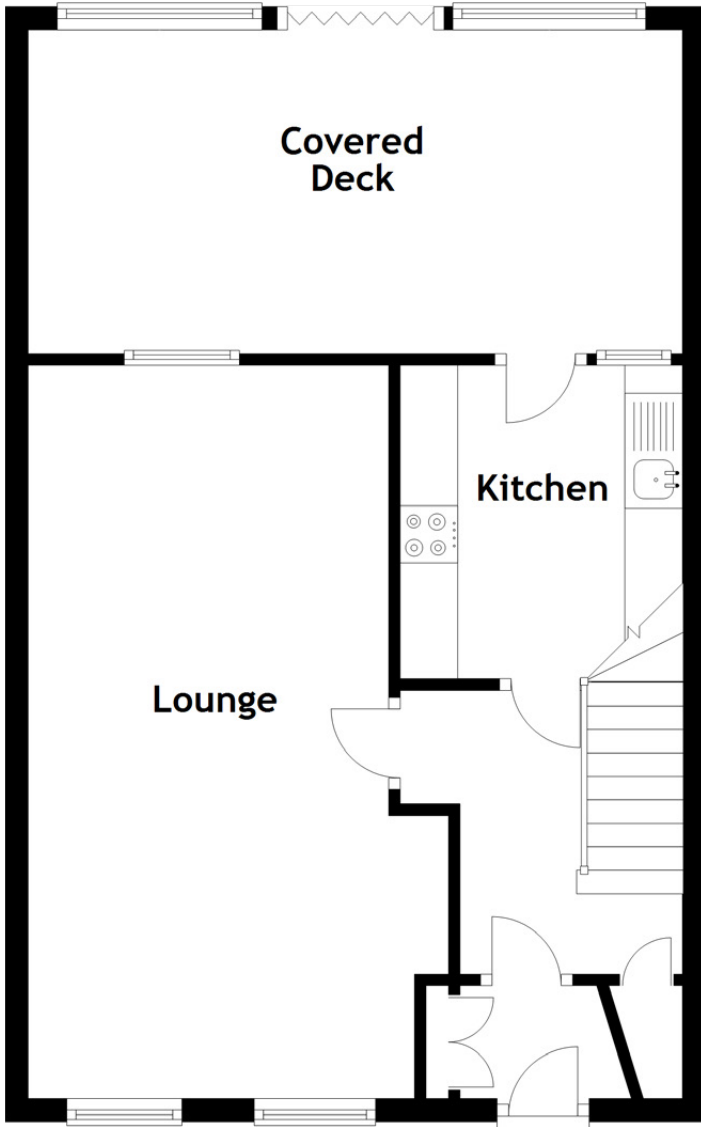




**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

Lounge	6.37m (20'11") x 3.13m (10'3")
Kitchen	2.72m (8'11") x 2.45m (8'1")
Covered Deck	5.48m (18') x 2.81m (9'3")
Bedroom 1	4.04m (13'3") x 3.35m (11')
Bedroom 2	3.64m (11'11") x 2.92m (9'7")

Bathroom	1.95m (6'5") x 1.79m (5'11")
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Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: C









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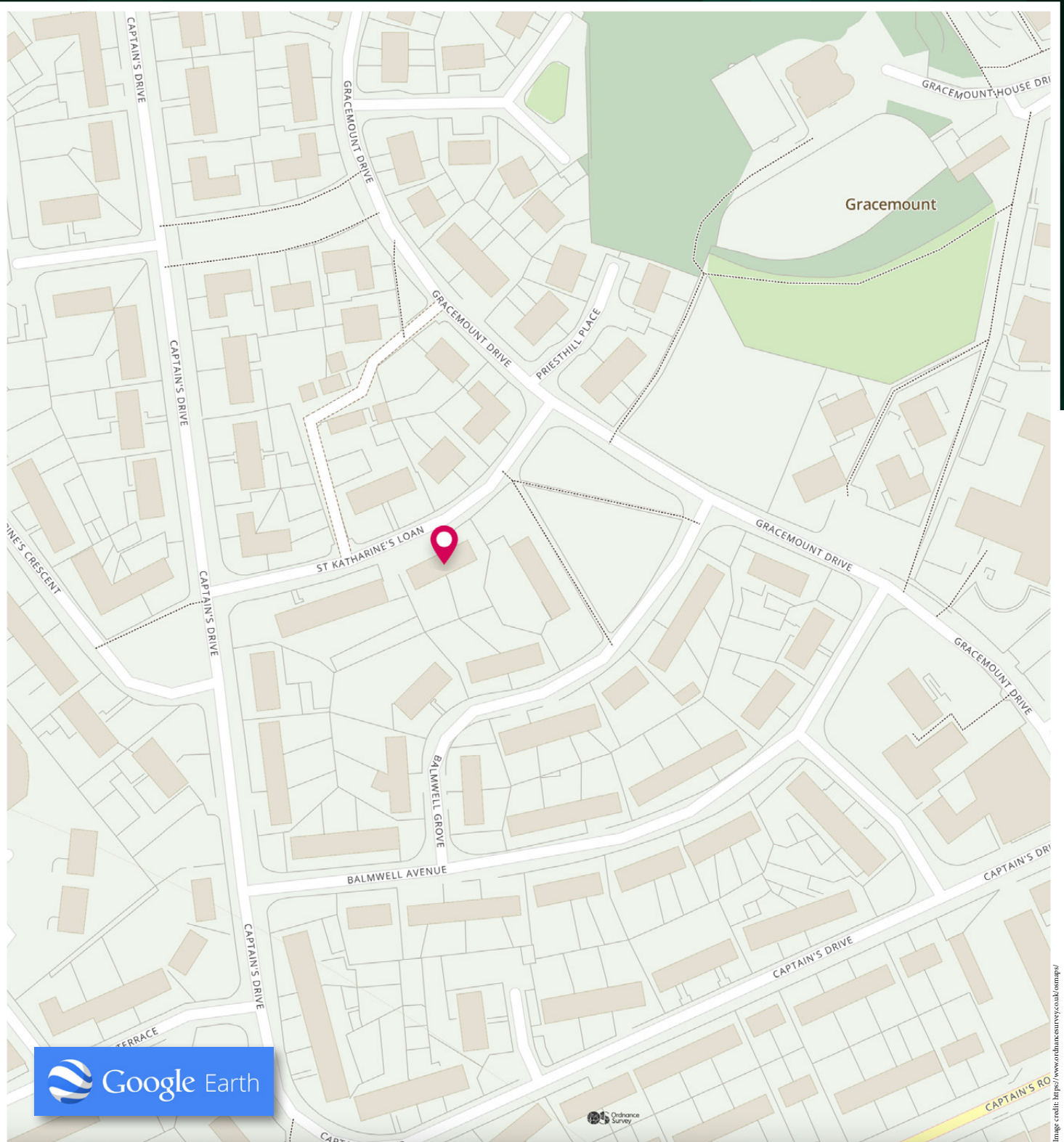
Gracemount, bordering Liberton, is an established residential area just over three miles from the city centre. The area enjoys lovely green spaces including parks, woodlands, and two burns, one with a nature trail. Gracemount benefits from a range of shops close by, including Cameron Toll Shopping Centre (with over 40 retailers including a Sainsbury's superstore), various other large supermarkets, and more traditional shops in the immediate area.

The area offers great outdoor pursuits and fitness, from a relaxing stroll along Burdiehouse Burn, Ellen's Glen Woods, or Stenhouse Burn, indoor activities at Gracemount Leisure Centre, sports or a picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which boasts panoramic views of the city.

The property falls within the catchment area for good local schools and the area is also convenient for medical and research professionals working at Liberton Hospital and the Edinburgh Royal Infirmary. Regular day and night bus services ensure fast and convenient links to the city centre.

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## The Location



# McEwan Fraser Legal

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