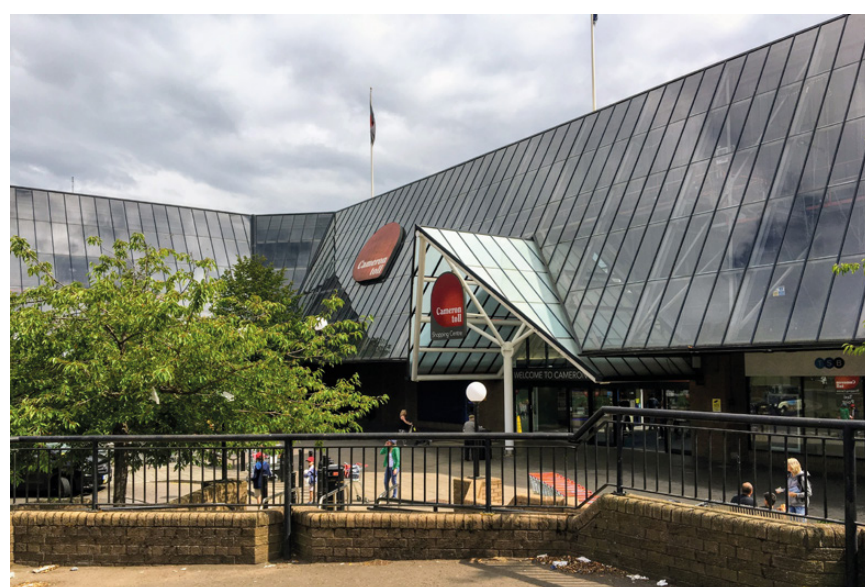





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

40 Garvald Street

GRACEMONT, EDINBURGH, EH16 6FB



Gracemont

EDINBURGH, EH16 6FB

Liberton is a sought-after residential area lying to the South of the city centre. Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

There are nurseries, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

Recreational facilities include many delightful walks around Blackford Hill which affords superb panoramic views across the whole city in every direction. The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

40 Garvald Street

GRACEMONT, EDINBURGH, EH16 6FB

McEwan Fraser Legal are delighted to present this bright attractive, two-bedroom, ground floor flat that occupies a prime position within this modern development.

The apartment has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous, and the accommodation has been arranged to offer both flexibility and individuality.

The accommodation briefly comprises an entrance hallway with storage cupboards, the bright and airy lounge allows for free standing furniture and different furniture configurations. Access to the secure garden can also be found within the lounge.

The kitchen benefits from floor to ceiling units, hob, hood, oven, integrated

fridge freezer and washing machine, generous worktop space and space for a dining table.

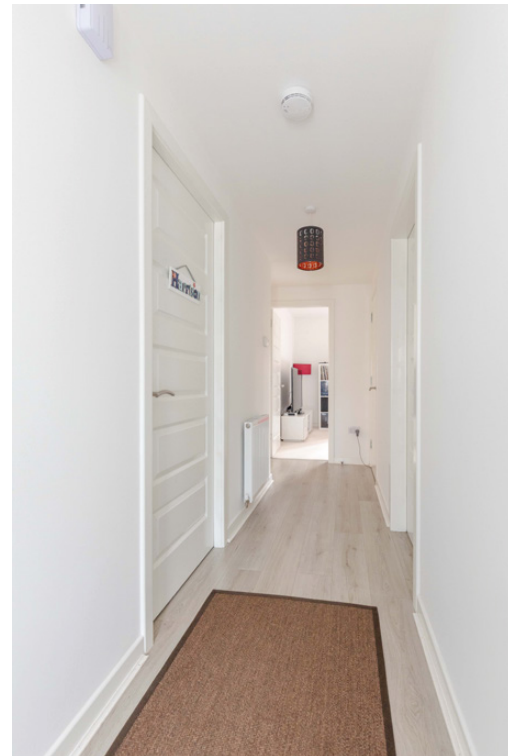
The two bedrooms are all of a double size and have more than adequate space for furniture arrangements while being flooded with natural light and also benefit from built-in storage. The master also benefits from an en suite with walk-in shower from mains, wash hand basin and WC.

The family bathroom completes the property internally with bath, wash hand basin and WC.

Externally there is a secure back garden with patio area and lawn.

The property also benefits from gas central heating, double glazed windows and on-street parking.

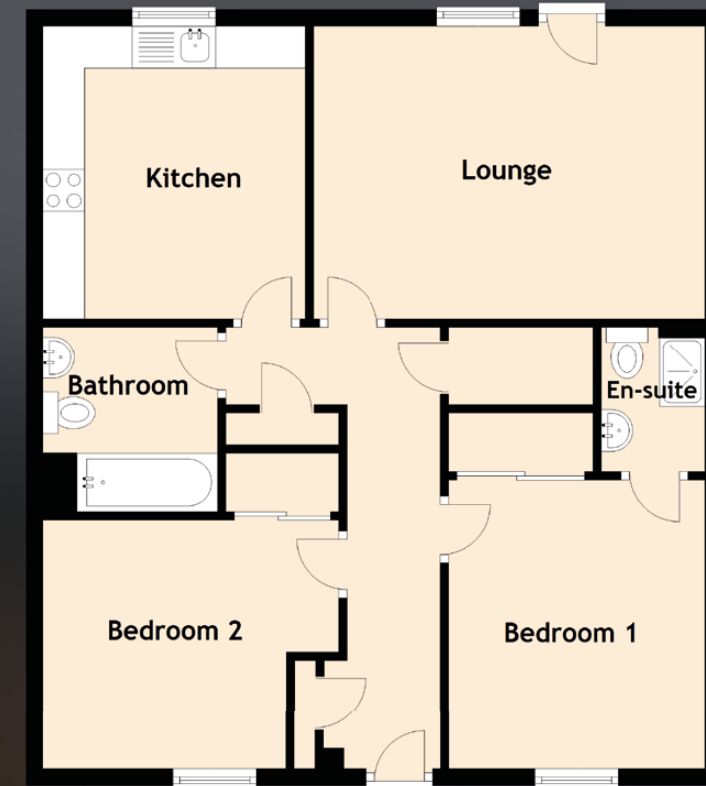
Early viewing is highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 3.14m (10'4")
Bedroom 1	3.49m (11'5") x 3.07m (10'1")
En-suite	1.74m (5'9") x 1.24m (4'1")
Bedroom 2	3.54m (11'7") x 2.98m (9'9")
Bathroom	2.22m (7'3") x 2.09m (6'10")

Gross internal floor area (m²): 70m² | EPC Rating: C

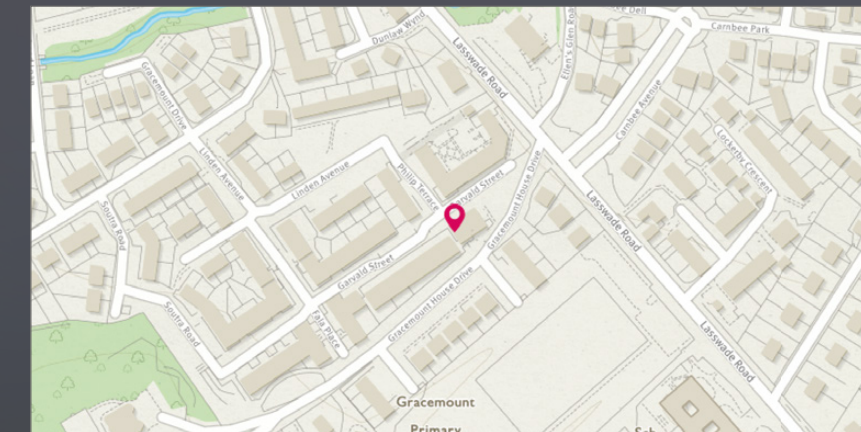


Image credit: <https://www.dumaine.co.uk/rooms/>



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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer