



Offers Over  
**£155,000**

## 41 Gracemount Square

Gracemount | Edinburgh | EH16 6EL

This immaculate, beautifully presented main door lower villa with private gardens to front and rear, is quietly situated close to a host of fantastic local amenities and commuting links. In true move-in condition the property would ideally suit the first time buyer or those wishing to downsize and internal viewing is highly recommended.

-  1 bedroom
-  1 public
-  1 bathroom
-  Private gardens to front and rear
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



## Description

In brief the attractive accommodation comprises; welcoming entrance hallway with excellent built-in storage, generously proportioned and bright lounge/dining pleasantly overlooking the rear garden, contemporary fitted kitchen, light and airy double bedroom quietly located to the rear and stunning bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing (new boiler installed Nov 2023).



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and washing machine.

## Gardens, Parking & Summerhouse

There are well maintained private gardens located to the front, side and rear of the property. The rear garden houses the summerhouse which will also be included within the sale. Ample on-street parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Gracemount is located to the south of the city approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Approx. Gross Internal Floor Area 44.3 Sq M / 477 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

