



HUNTERS
RESIDENTIAL



21 GRACEMOUNT AVENUE
EDINBURGH, EH16 6SJ

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Offers Around £90,000

Viewing: Sunday 2-4pm or by appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

21 Gracemount Avenue is a well presented mid terraced bungalow which is set within a quiet and peaceful residential street close to local amenities. The accommodation comprises, reception hall with doors leading off to all apartments, lounge with feature fireplace, separate kitchen with floor and wall mounted units and door giving access to rear garden, double bedroom, and bathroom with three piece suite. The property benefits from gas central heating and is fully double glazed and externally has private gardens to the front and rear.

- Reception hall
- Spacious lounge
- Separate fitted kitchen with floor and wall mounted units
- Double bedroom
- Bathroom with three piece suite
- Gas central heating and double glazing

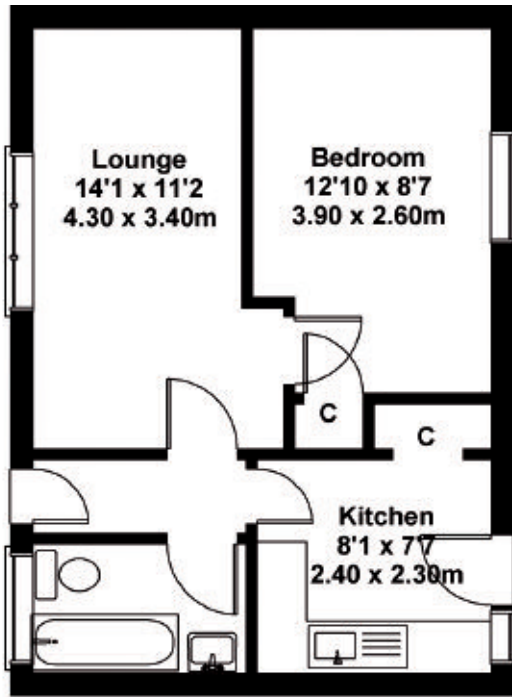
LOCATION

Gracemount Avenue forms part of an established residential estate which is located close to Lasswade Road in the popular Liberton district of Edinburgh. Liberton lies approximately five miles south of the city centre. There are regular public transport services which operate from Lasswade Road to Princes Street, the West End and other parts of the city. For motorists there is quick and easy access to the City Bypass leading to Edinburgh Airport, the Forth Road Bridge, South Gyle and Edinburgh Business Park. From the bypass there is also convenient access to all major motorway networks. Locally there is a cluster of handy every day shops and a Morrisons supermarket which is located only a short distance from the property. Also a short drive away is the Cameron Toll and Straiton Retail Parks which offer an excellent selection of High Street stores and supermarkets.

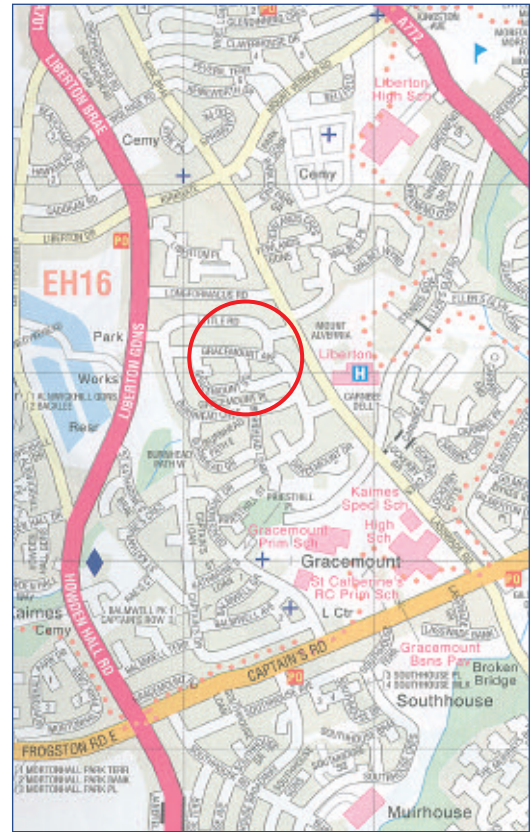
NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.





SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



ACCOMMODATION

LOUNGE	14'1" x 11'2" (4.3m x 3.4m)
KITCHEN	7'7" x 8'1" (2.3m x 2.4m)
BEDROOM	12'10" x 8'7" (3.9m x 2.6m)
BATHROOM	4'7" x 7'7" (1.3m x 2.3m)

AMENITIES

Airport – 12.2 miles
 Train Station – 3.6 miles
 Public transport – within walking distance
 Council Tax Band – B

76-80 Morningside Road, Edinburgh EH10 4BY.

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also at:

1 Atholl Crescent, Edinburgh, EH3 8EJ. Tel: 0131 221 6900 Fax: 0131 221 6949

huntersresidential.co.uk