



**33 Balmwell Avenue, Gracemount, Edinburgh, EH16 6HE**

Spacious, Three Bedroom, End-Terraced House with Gardens & Driveway

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# Property Description

Spacious, three-bedroom, end-terrace house with gardens and a driveway. Set on a generous plot, in the popular residential area of Gracemount to the south of Edinburgh city centre.

Comprises: an entrance hallway, living/dining, kitchen, rear hall, three flexible bedrooms, and a bathroom.

Features include a fitted kitchen, gas central heating, double glazing, and good storage provision including a loft.

Externally, the property benefits from mono-blocked landscaping to the front offering multi-vehicle parking; whilst the enclosed rear garden has a lawn, storage shed, planting beds and paved patios.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, throughout the ground floor, and features wood-effect flooring extending into the rear hall which affords access to the garden and offers space for outerwear, as well as a built-in storage cupboard.

Set to the rear, the living room features a southerly-facing aspect allowing plentiful natural light, a built-in storage cupboard, a fireplace, a wall-mount TV point and ample space for dining furniture. Whilst to the front, the kitchen is fitted with wall and base units, a sink with drainer and offers space for freestanding appliances.

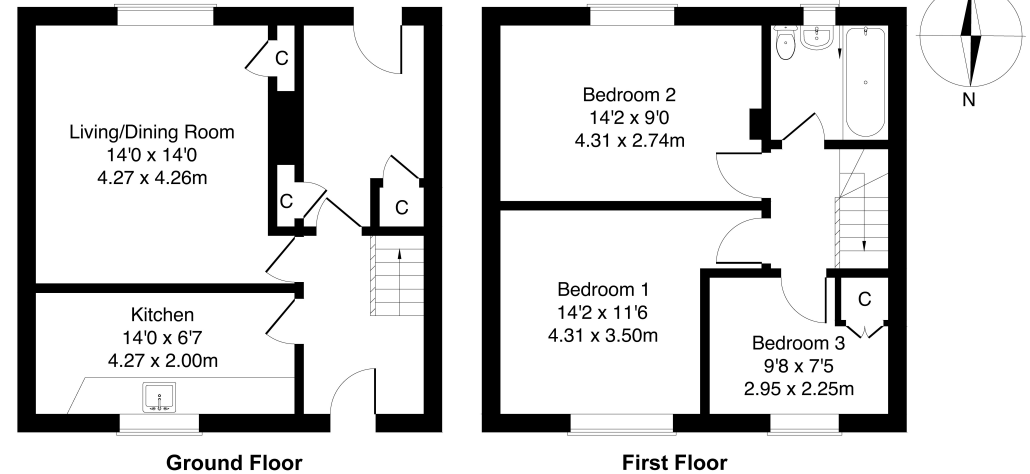
On the upper floor, bedroom one is to the front, with carpeted flooring and ample space for freestanding furniture; whilst two more carpeted bedrooms are set to opposite aspects, with bedroom three featuring a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric over-bath shower.

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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)

Bathroom  
6'3 x 6'2  
1.91 x 1.89m



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Gracemount is an established residential area south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre and Straiton Retail Park offer an extensive list of high-street names, superstores and supermarkets. Gracemount Leisure Centre offers a swimming pool, gym and a range of fitness

classes. There are also two primary schools in the area and Gracemount High School on Lasswade Road. Open spaces include the Braid and Pentland Hills and a choice of local golf courses. Gracemount is also a good location for the Royal Infirmary and Edinburgh University, whilst regular bus services are available from the A701 and nearby Captain's Road.





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