



4/1, Southhouse Square, Edinburgh, EH17 8DN

Well-Presented & Spacious Two-Bedroom, Ground-Floor Flat with Private Patios

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Property Description

Bright, well-presented and spacious, two-bedroom, corner-aspect ground-floor flat, with generous private patio gardens to both aspects. Located in an established residential development in Gracemount, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen and bathroom suites, modern flooring, double glazing and gas central heating. The development provides a secure entry system, ample residential parking, and features a central park undergoing significant modern upgrading.

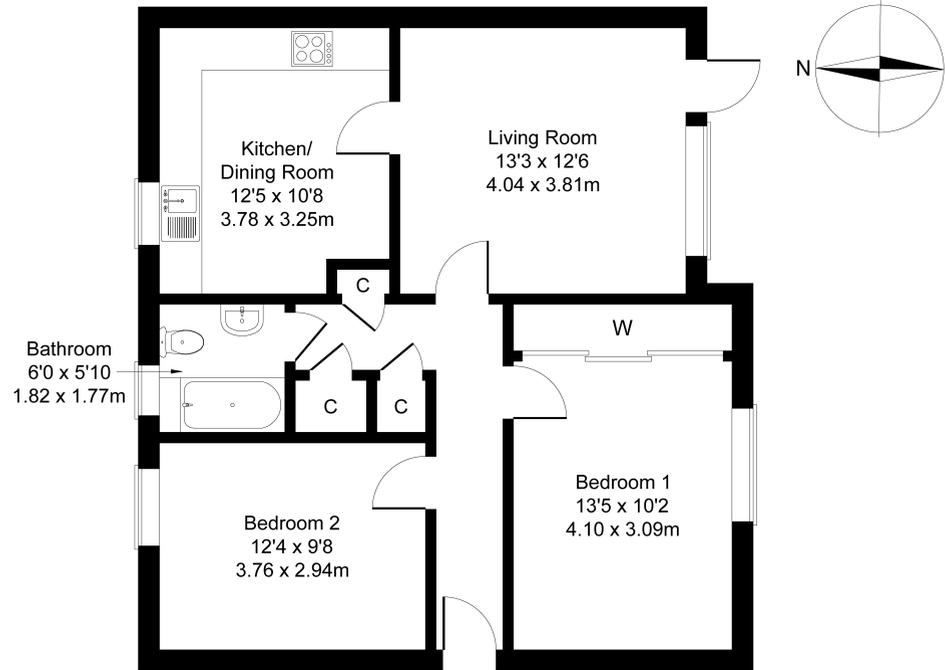
An inviting entrance hall welcomes you into the property and leads seamlessly through to the living room, which is finished with contemporary flooring and light décor, while offering direct access to the garden—creating an ideal space for both relaxing and entertaining. Just off the living room, the kitchen is well-appointed with granite-effect countertops, a tiled-effect splashback, a stainless steel sink with drainer, an integrated oven with electric hob and canopy extractor above, as well as a fridge/freezer.

Both bedrooms are presented in light, neutral tones and benefit from carpeted flooring, creating a warm and comfortable environment, with the principal bedroom further enhanced by built-in cupboards providing excellent storage. Completing the property is the family bathroom, fitted with a three-piece suite including an electric shower over the bath.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



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 located south of Edinburgh city centre. It offers a wide mix of family-friendly housing and local shopping options throughout the neighbourhood. A Morrisons supermarket can be found on Gilmerton Road, while Cameron Toll Shopping Centre and Straiton Retail Park provide a broad selection of high-street brands, supermarkets, and superstores. Gracemount Leisure Centre features

pool, gym, and various fitness classes. The area includes two primary schools and Gracemount High School on Lasswade Road. Residents benefit from nearby open spaces such as the Braid and Pentland Hills, along with several local golf courses. Gracemount also enjoys close proximity to the Royal Infirmary and Edinburgh University. Regular bus services run from the A701 and nearby Captain's Road.





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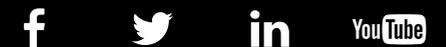
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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