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36 Gracemount Square, Edinburgh, EH16 6EJ

Spacious & Beautifully Presented, Three Bedroom, Terraced Home.

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Property Description

Beautifully presented, three-bedroom, modern mid-terrace house, with gardens. Set off-street, adjacent to a shared green, in a quiet and leafy area of Liberton, south of Edinburgh city centre.

Comprises an entrance porch, hall, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen, a large bathroom with a separate shower cubicle, contemporary internal doors and modern decor. In addition, there is gas central heating, double glazing and good storage space including a loft.

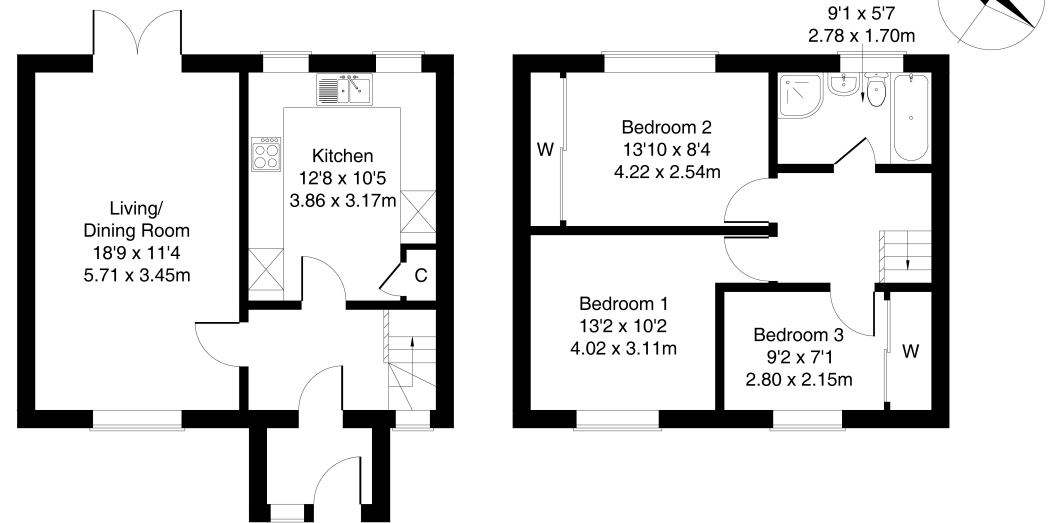
Externally, there is a low-maintenance garden to the front with privacy hedging; whilst an enclosed rear garden includes paved patios, a lawn and a store shed.

A generous porch provides superb storage for outerwear with easy clean wood-effect flooring. From the porch, a central hall gives access to both public rooms and to the carpeted stairway and highlights a French door opening to the kitchen creating an open living space.

The dual-aspect public room includes a feature/media wall, coving, dado rail, carpeted flooring and French doors to the rear garden. A stylish kitchen includes stone-effect worktops, a ceramic sink with a spray pull tap, recessed spotlighting, and an integrated dishwasher, microwave, oven and an induction hob.

On the first floor, two well-proportioned and carpeted double bedrooms are set to either aspect, with a third flexible bedroom set to the front. A bright family bathroom has a rear-facing window and is fitted with a three-piece suite, a separate shower cubicle, mirrored wall cabinets, and tiled splash areas.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Ground Floor

First Floor

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

Area Description

Liberton 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, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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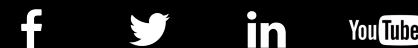
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