



## 45 Gracemount Square, Edinburgh, EH16 6EL

Beautifully Presented, One Bedroom, Ground-Floor Villa with Gardens

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# Property Description

Beautifully presented, one-bedroom, ground-floor villa set on a corner plot with generous gardens. Located on a quiet residential side street in the Liberton area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, double bedroom, and shower room.

Freshly prepared for the market with light neutral decor throughout, a new modern bathroom, new contemporary flooring, and new internal doors. In addition, there is an updated kitchen with appliances, double glazing, and patio doors opening to the rear garden with a skyline view of the Pentland Hills.

Externally, there is a lawn to the front continuing along the side with established shrubbery and privacy hedging, whilst an enclosed rear garden includes a patio, lawn and a storage shed.

A welcoming entrance hall affords access throughout the majority of the property and features superb storage provision with three built-in storage cupboards. Set to the rear, with wood effect flooring continuing from the hall, the living room offers a generous room size and patio doors accessing the garden.

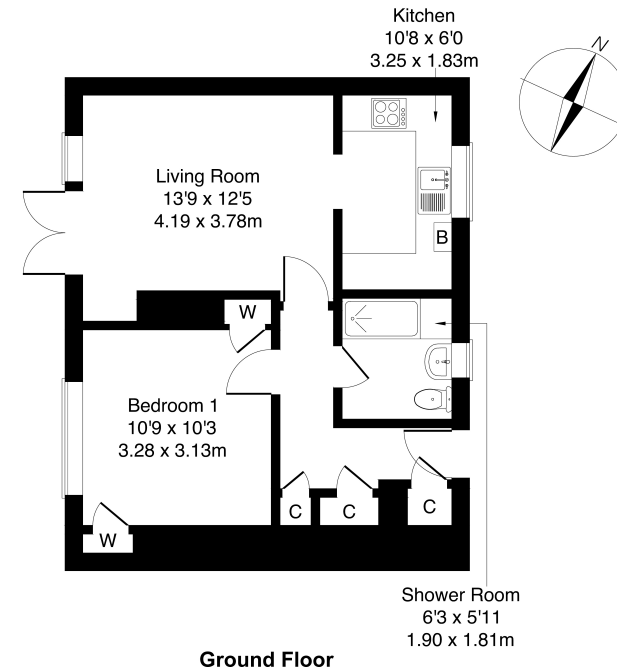
Set off the living room, to the front, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and gas hob with an extractor hood, and a freestanding washing machine and fridge/freezer.

To the rear, the spacious bedroom offers ample space for freestanding furniture and features two built-in wardrobes and wood effect flooring. Whilst to the front, completing the accommodation, the shower room is fitted with a modern suite including a large shower cubicle with a rainfall showerhead, marble-effect panel splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



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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