



45 Gracemount Square, Edinburgh, EH16 6EL

Beautifully Presented, One Bedroom, Ground-Floor Villa with Gardens
Up to date price and viewing info at mov8realestate.com/property



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.

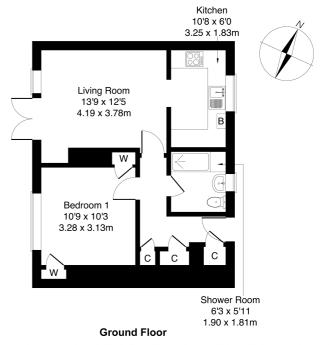
Set off the living room, to the front, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround and a sink with drainer; with appliances including an integrated oven and gas hob with an extractor hood, and a freestanding washing machine and fridge/freezer.

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.



mov⁸ 45 Gracemount Square, Edinburgh, EH16 6EL

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.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors











These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.