



16 St Katharine's Crescent, Edinburgh, EH16 6PU

Beautifully Presented and Spacious, Three-Bedroom, Mid-Terraced Family Home

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace family home with gardens and a driveway. Located in the popular residential area of Gracemount, to the south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, rear hall/utility room, three flexible bedrooms, and a shower room.

Highlights include a modern fitted kitchen and bathroom, contemporary flooring and lighting. In addition, there is gas central heating, double glazing, good storage provision including a loft,

There is a generous mono-blocked double driveway to the front, whilst the large rear garden includes a lawn, store shed, planting beds and low-maintenance patios.

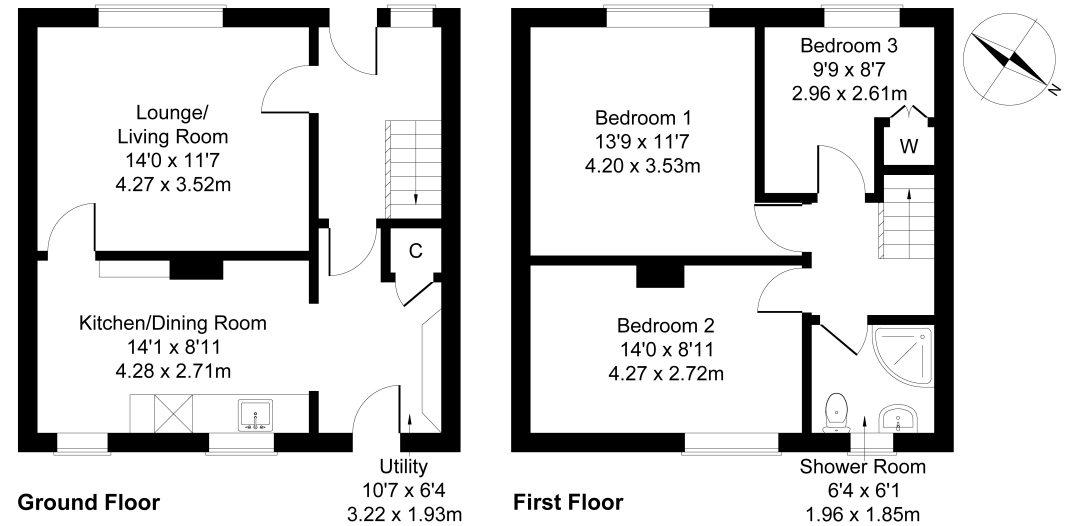
A welcoming entrance hall provides access to all ground-floor rooms. The spacious living room features wood-effect flooring, a wall-mounted TV point, and a central light fitting, creating a comfortable and inviting space for relaxation. The well-appointed kitchen is fitted with stone-effect worktops, a stainless-steel sink with drainer, and a tiled splashback surround. Appliances include a dishwasher, washing machine, oven, and a gas hob with a canopy above. Adjacent to the kitchen, a practical utility room offers additional storage and direct access to the rear garden.

The property boasts three bright and airy bedrooms, all finished with wood-effect flooring. The principal and second bedrooms provide ample space for double beds and freestanding furniture, making them ideal for family living or guests. Bedroom three benefits from a built-in wardrobe, offering convenient storage without compromising on space. Completing the accommodation, the modern shower room is finished to a high standard, featuring a sleek walk-in shower enclosure with a glass screen, contemporary wall tiling, a ladder-style heated towel radiator, and a matching suite, all set against a stylish wood-effect floor.



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Approximate Gross Internal Area: (872 sq ft - 81 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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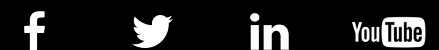
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