



18/2, Captains Drive, Edinburgh, EH16 6QW

Light and Beautifully Presented, Two-Bedroom, Southerly Facing, Ground-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, southerly facing, ground-floor flat, with private gardens. Forming part of an established residential development, located in the popular Gracemount area, south of Edinburgh city centre.

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

Freshly prepared for the market, with new flooring and fresh neutral decor throughout - ready to move in. Features include a fitted kitchen with appliances, a modern bathroom, gas central heating and double glazing.

There is a supplemental external storage cupboard, a secured entry system, a shared drying yard, and two private lawned garden plots on both aspects.

The living room and bedroom one and virtually staged with our compliments.

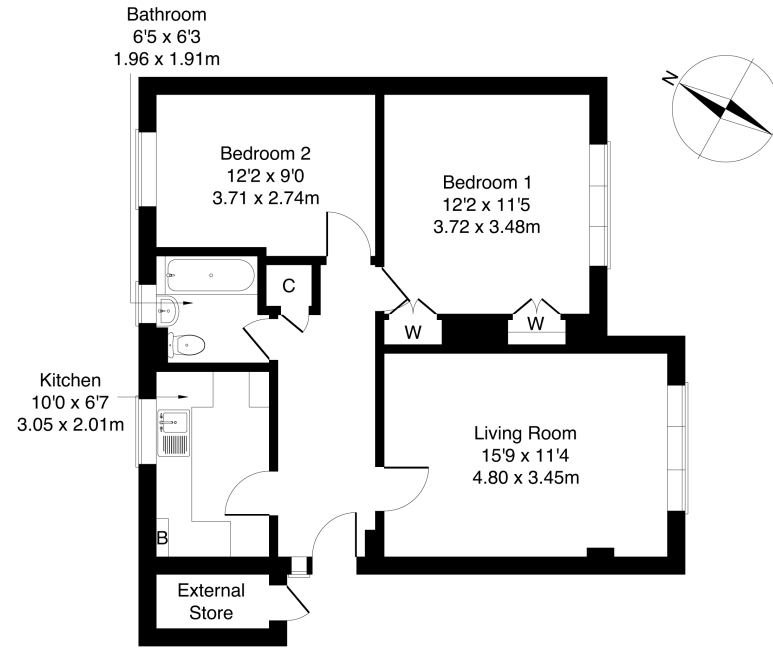
All furniture is available for separate negotiation.

Light and beautifully presented, two-bedroom, southerly facing, ground-floor flat with private gardens. Forming part of an established residential development, located in the popular Liberton area, south of Edinburgh city centre. A welcoming entrance hall provides access to all areas of the home and features soft carpeted flooring throughout, creating a warm and inviting first impression. The spacious living room is bright and comfortable, offering ample space for both relaxation and entertaining. A large window floods the room with natural light, while the carpeted flooring and central light fitting add to the cosy, homely atmosphere. There's plenty of room for a sofa suite and additional furniture, making it an ideal setting for quiet evenings or social gatherings. Adjacent to the living room, the fitted kitchen is designed for convenience and practicality. It features tiled-effect flooring, wood-effect worktops, a tiled splashback surround, and a stainless steel sink with drainer. The kitchen also comes equipped with a fridge/freezer, washing machine, and cooker with a gas hob, ready for immediate use. The property includes two well-proportioned bedrooms.

The main bedroom offers a comfortable retreat with ample space for a double bed, wardrobes, and other furnishings, while the second bedroom provides a versatile additional sleeping space. Both rooms benefit from carpeted flooring and neutral décor, providing a blank canvas to suit a variety of styles. Completing the property, the three-piece fitted bathroom features tiled-effect flooring, a tiled splashback surround, a ladder-style radiator, and a new electric shower positioned over the bath, offering flexibility for both quick morning routines and relaxing soaks. The space is well presented, functional, and easy to maintain. In addition, the property benefits from an external storage cupboard, providing useful extra space for household items, outdoor equipment, or seasonal storage. The quiet communal stair adds to the peaceful environment, further enhancing the appeal of this charming family home.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)(Excluding External Store)



Ground Floor

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

Area Description

Gracemount is a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. Straiton also offers a great selection of stores such as Lidl, Home Bargains, B&M, Aldi, Asda, and Sainsbury's. The area features several public parks, with larger green spaces such as the Braid Hills and Pentland Hills providing excellent opportunities for outdoor recreation. Everyday amenities are also close by, including doctors, a swimming pool, gym,

Tesco, Co-op, church, fish bar, Chinese takeaway, chemist, hairdressers, and dentist. The area is ideally placed for access to the Royal Infirmary of Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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