



## 26/5 St Katharine's Crescent, Edinburgh, EH16 6PU

Light and Beautifully Presented, Two-Bedroom, Dual-Aspect, Second-Floor (Top) Flat

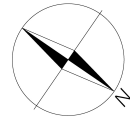
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# Property Description



**26/5 St. Katherine's Crescent, Edinburgh, EH16 6PU**  
Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Light and beautifully presented, two-bedroom, dual-aspect, second-floor (top) flat, with a private balcony and garden plot. Set on a quiet residential street, in the popular Gracemount area, to the south of Edinburgh city centre.

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

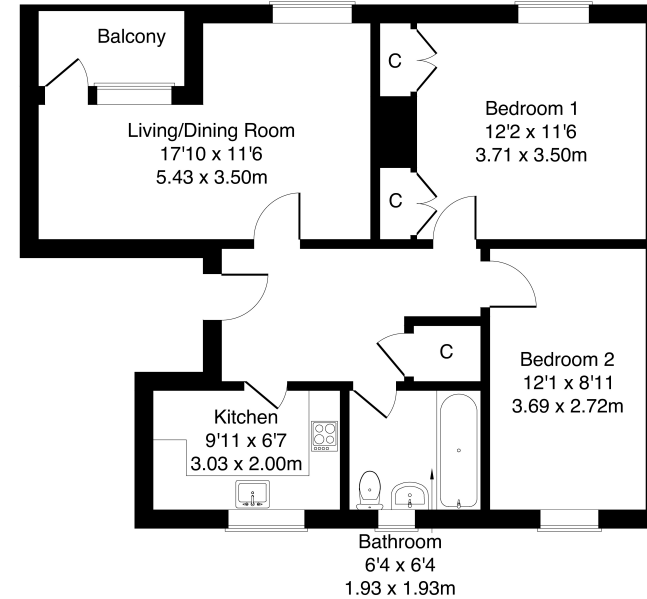
Freshly prepared for the market, with light neutral decor throughout, a stylish refurbished kitchen and a bright bathroom.

With updated electrics and fire alarms, offering a superb buy-to-let or starter home, with a selection of furnishings also available for inclusion in the sale. In addition, there is gas central heating, double glazing, and contemporary flooring.

Externally, to the rear is a garden plot, a shared drying area and unrestricted street parking to the front.

A welcoming central hallway, with storage, is finished with light, neutral decor and modern, wood-effect flooring. A spacious reception room is filled with natural light from generous glazing, and opens onto a sunny, southwest-facing balcony. The well-proportioned room includes a feature fireplace and plenty of space is available for both lounge and dining furniture. Across the hall, a kitchen is fitted with modern, white units and wood-effect worktops, whilst appliances include an integrated oven, a gas hob and a freestanding washing machine.

Set to either aspect, the home's two bedrooms continue the modern, neutral decor of the living space and are carpeted for comfort. The main bedroom further benefits from built-in cupboard storage. Completing the accommodation, a bright, good-sized family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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 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 and Straiton Retail Park offer an extensive list of high-street names, superstores and supermarkets. Gracemount Leisure Centre offers a swimming pool, gym and a range of fitness

classes. There are also two primary schools in the area and Gracemount High School on Lasswade Road. Open spaces include the Braid and Pentland Hills and a choice of local golf courses. Gracemount is also a good location for the Royal Infirmary and Edinburgh University, whilst regular bus services are available from the A701 and nearby Captain's Road.





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