

70 St. Katharine's Crescent

GRACEMOUNT, EDINBURGH, EH16 6PZ



*SPACIOUS, THREE-BEDROOM,
END-TERRACED PROPERTY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part Exchange available! McEwan Fraser is delighted to present this spacious, three-bedroom, end-terraced house which is offered to the market chain free. The property boasts gas central heating, double glazing, a large driveway, and large front and rear gardens.

Internally, the property boasts two large double bedrooms, a third single bedroom, a generous bathroom, a large lounge, a kitchen, and a utility room. The house requires a degree of modernisation making this an ideal opportunity for an investor or a buyer who is keen to make their mark on their new home.

Ground floor accommodation is focused on a bright and spacious lounge. There is ample space for a variety of different furniture configurations that will give the new owner plenty of flexibility to create their ideal entertaining space.





The galley-style kitchen overlooks the front garden. There is plenty of potential for the kitchen to be upgraded with an extensive range of modern base and wall-mounted units complete with integrated appliances.





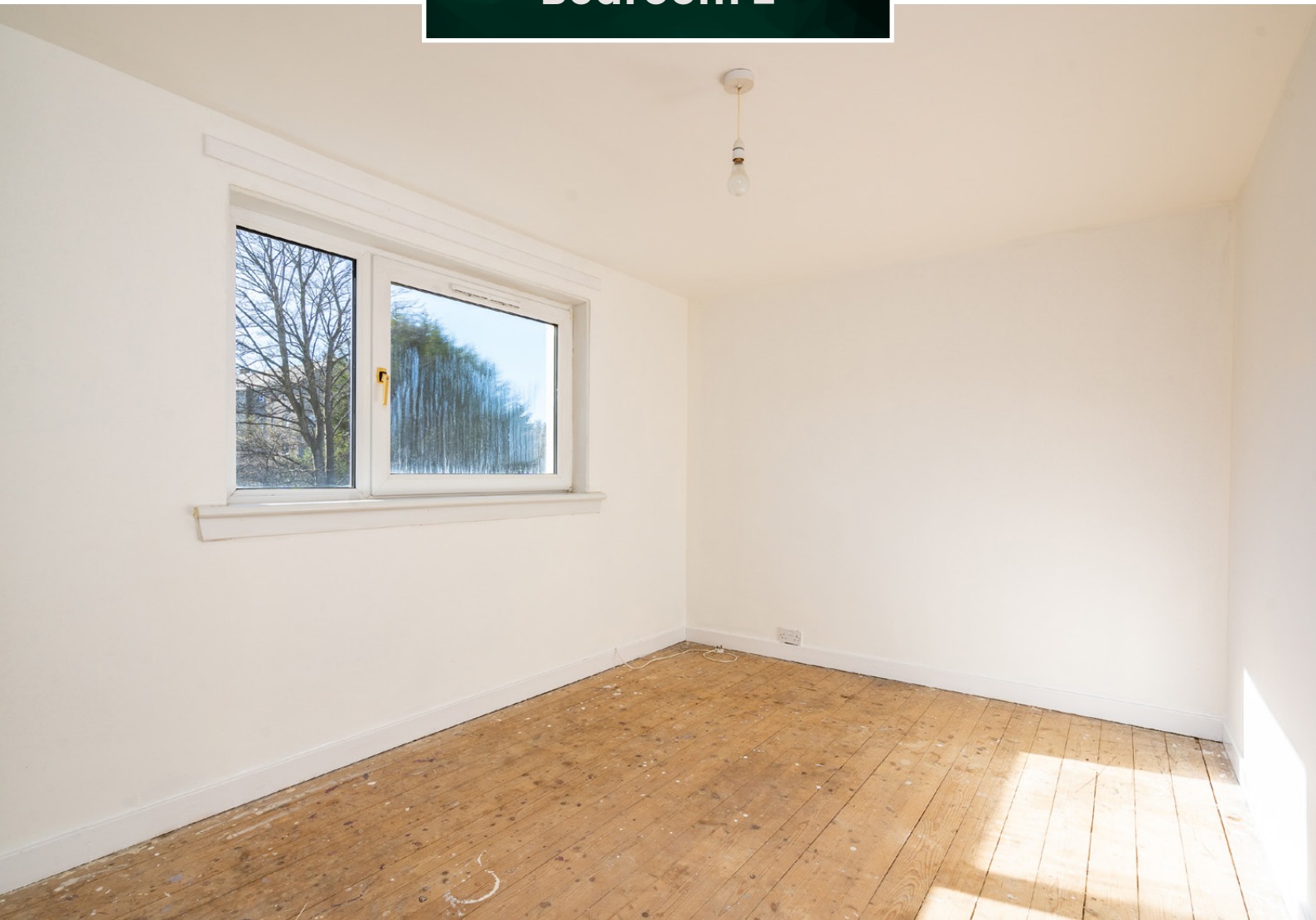


Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a large loft for additional storage. Bedroom one is a bright and spacious double bedroom that overlooks the front of the property. There is ample space for a full suite of free-standing bedroom furniture. Bedroom two is a further spacious double that boasts similar proportions to bedroom one. The third bedroom is a large single bedroom.

The accommodation is completed by the bathroom which is tiled and includes a three-piece suite.



Bedroom 2

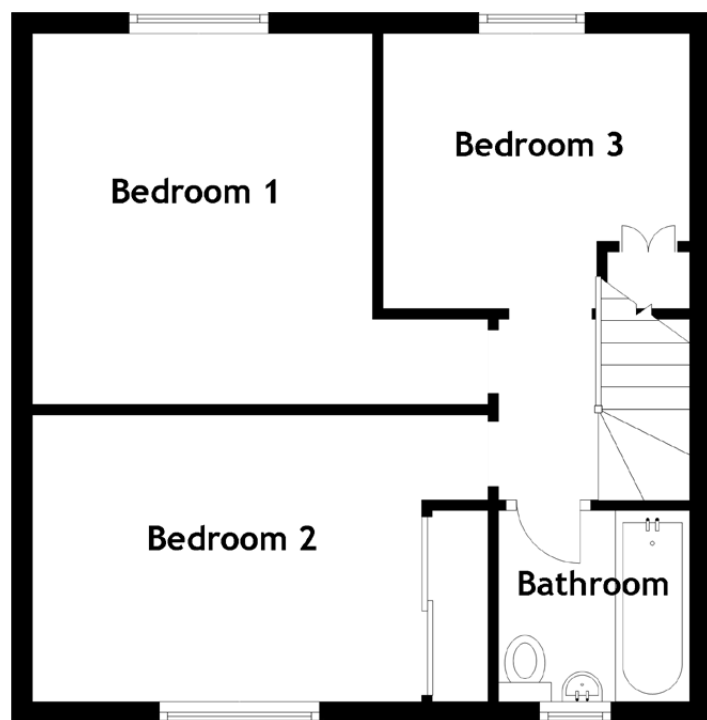
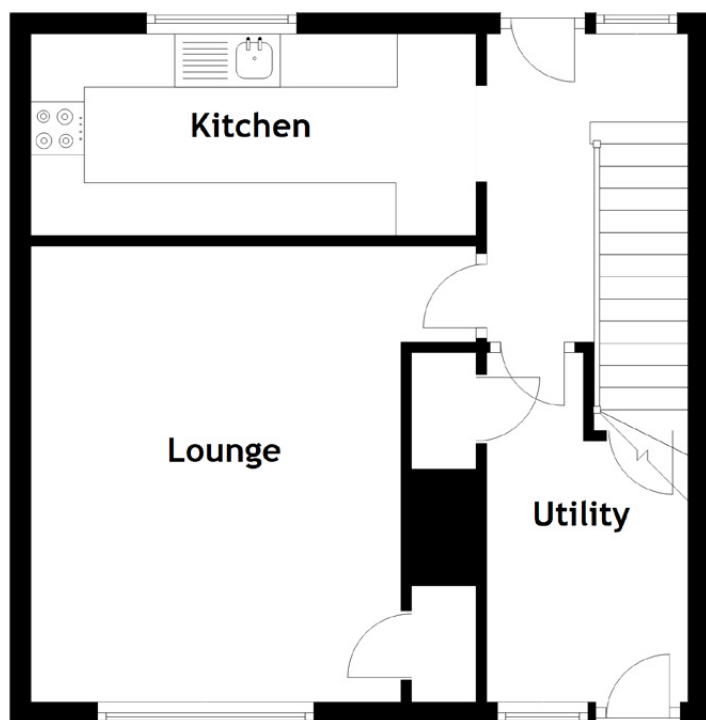




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 4.20m (13'10")
Kitchen	4.20m (13'10") x 1.90m (6'3")
Utility	3.30m (10'10") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")

Bedroom 3	2.90m (9'6") x 2.60m (8'6")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 82m²

EPC Rating: D

Floor Plan



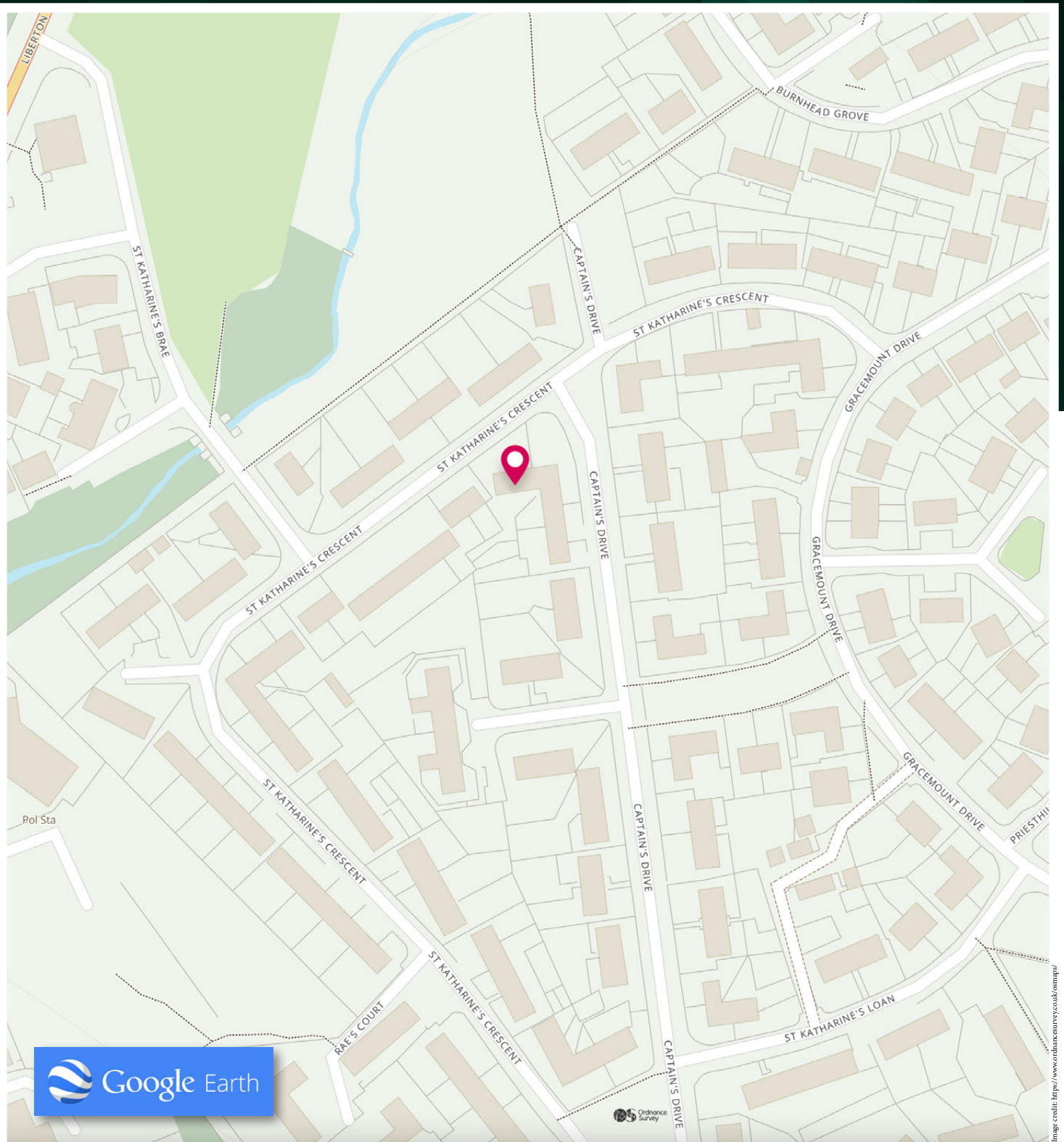
Externally, there is a large front garden which is laid to lawn and bordered by a hedge. To the side of the property there is a large gated driveway with room for multiple cars, and also a vegetable patch. The rear garden is enclosed and ready to be landscaped. The potential with the outside space of this property is unlimited.





Gracemount, bordering Liberton, is an established residential area just over three miles from the city centre. The area enjoys lovely green spaces including parks, woodlands, and two burns, one with a nature trail. Gracemount benefits from a range of shops close by, including Cameron Toll Shopping Centre (with over 40 retailers including a Sainsbury's superstore), various other large supermarkets, and more traditional shops in the immediate area.

The area offers great outdoor pursuits and fitness, from a relaxing stroll along Burdiehouse Burn, Ellen's Glen Woods, or Stenhouse Burn, indoor activities at Gracemount Leisure Centre, sports or a picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which boasts panoramic views of the city. The property falls within the catchment area for good local schools and the area is also convenient for medical and research professionals working at Liberton Hospital and the Edinburgh Royal Infirmary. Regular day and night bus services ensure fast and links to the city centre.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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