



Flat 2, 99 St Katharine's Crescent, Gracemount, Edinburgh, EH16 6QA

ground floor flat.

Fixed Price £165,000

Light and beautifully presented, three-bedroom, dual-aspect,

Description

Light and beautifully presented, three-bedroom, dual-aspect, ground floor flat, with a large private garden to the front. Set on a quiet residential street, in the popular Gracemount area, to the south of Edinburgh city centre. A welcoming central hallway, with storage, is finished with light and neutral decor. A spacious living room is filled with natural light from generous glazing, and has views on to the private front garden. The well-proportioned room has plenty of space is available for both lounge and dining furniture. Across the hall there is a good sized kitchen. Set to either aspect, the home's three bedrooms continue the, 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 walls.

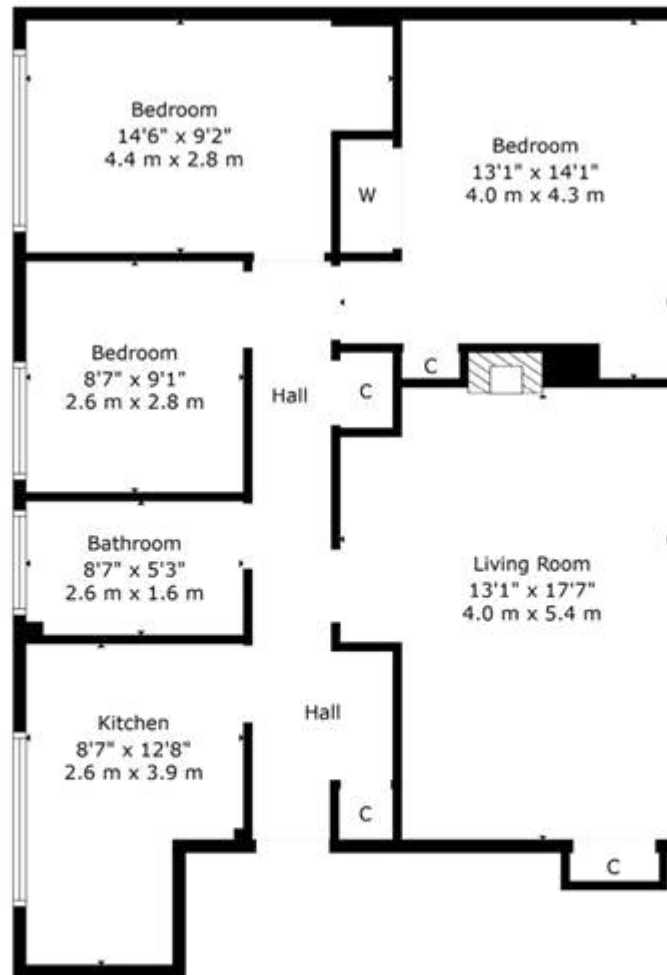
Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Tenure





GatewayHomes

TOTAL: 851 sq. ft, 79 m2
FLOOR 1: 851 sq. ft, 79 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-)			Very environmentally friendly - lower CO ₂ emissions (92-)
A			A
(81-91)			B
B			B
(69-80)			C
C			C
(55-68)			D
D			D
(39-54)			E
E			E
(21-38)			F
F			F
(1-20)			G
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC	Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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