

38 Mountcastle Terrace, Duddingston Edinburgh, EH8 7SF

OFFERS OVER £395,000



drummondmiller



- Versatile extended detached bungalow
- Sitting Room, living room and separate dining room
- Kitchen, 2 bedrooms and modern shower room
- Games/storage room within attic space
- Double glazing and GCH
- Full modernisation required
- Level enclosed garden with gated driveway and garage
- Popular residential estate
- EPC D

Description

This L-shaped detached bungalow (132sqm) enjoys an attractive view of Arthur's Seat and would be a delightful home following modernisation. It will appeal to purchasers of all age groups seeking a substantial home providing generous accommodation all on ground floor level. The current layout is extremely flexible offering scope for further extension/alteration (subject to planning permission) There is a sitting room, living room, separate dining room, kitchen/breakfast room, 2 double bedrooms and bathroom. The attic space has been converted into a large games room accessible via a fixed staircase.





Gas Central Heating and Double Glazing

Gas central heating is complemented by double-glazing.

Garden, Garage and Driveway

The property occupies a level enclosed garden enjoying a sunny south-facing aspect. A detached concrete garage to the rear is accessed via a very lengthy gated driveway and car port.

Location

Mountcastle Terrace swings round in a crescent shape from the larger "boulevard" of Mountcastle Road North. This area has attracted mostly families who enjoy a really pleasant environment that benefits from an extensive range of amenities. The local schooling is renowned with Duddingston & St Johns primary and Portobello & Holyrood High schools. Shopping is excellent too with several useful "corner shops", a choice of nearby supermarkets and the vast Fort Kinnaird is only 1 mile to the south. Buses pass by and motorists can quickly get on to the By-passes. Leisure and recreation is well served with the lovely local Figgate Park and a real attraction for many, is the close proximity of neighbouring Portobello where there any number of attractions and community based activities, restaurants and cafes/bars.

Valuation

The mortgage valuation is £425,000 and a link to the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax band F and had a D rated energy performance certificate.

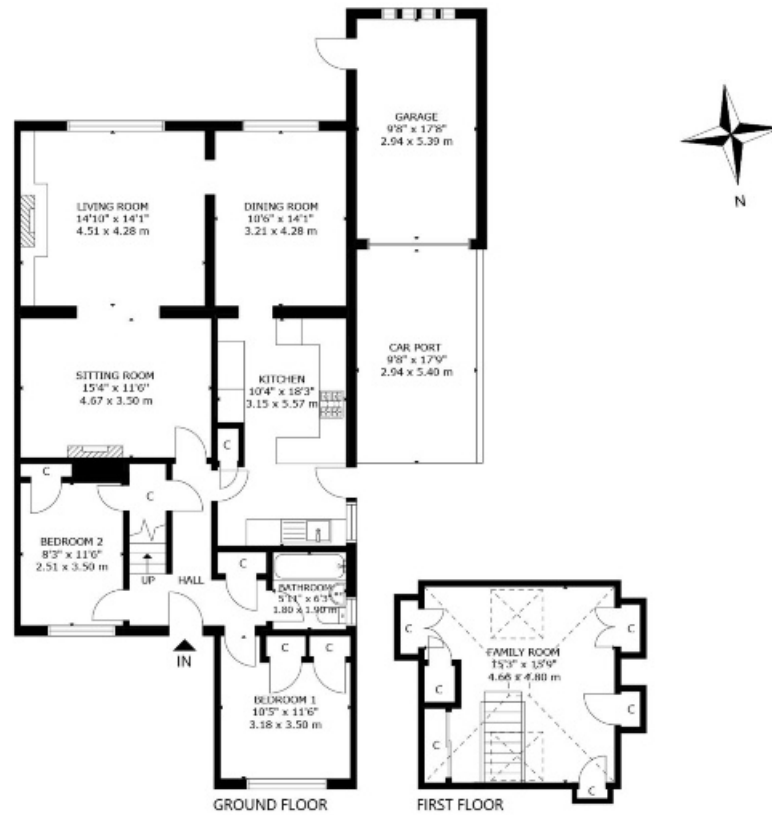
Extras

The blinds, floorcoverings, built in oven hob and garden greenhouse are included in the sale price. There are also ADT security cameras and alarm which are also included.

Viewing

By appointment with the Agent - 0131 229 399 (or 0759 58 20611 out with office hours)





38 MOUNTCASTLE TERRACE, EDINBURGH EH8 7SF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,423 SQ FT / 132 SQ M
 GARAGE 171 SQ FT / 16 SQ M ROOF ONLY 171 SQ FT / 16 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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