



GILSON GRAY

LAW • PROPERTY • FINANCE

48 MOUNTCASTLE DRIVE SOUTH

Mountcastle, Edinburgh, EH15 1PL



Ideal for families seeking an abundance of space, this three-bedroom detached house has been thoroughly extended to offer a wealth of accommodation, including three reception rooms and a substantial attic. The impressive home also boasts generous private parking for multiple cars, as well as a family-friendly rear garden that offers excellent privacy and captures lots of daily sun. Furthermore, the property has a sought-after location in popular Mountcastle, set within easy reach of idyllic green spaces, fantastic amenities, transport links, and highly regarded schooling. It also offers proximity to Portobello Beach and the city centre. Extras: integrated ceramic hob and oven/grill, freestanding fridge/freezer, an additional freezer, washing machine, greenhouse, electric awning, and garage with under-car-pit to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- An extended detached house
- Desirable location in sought-after Mountcastle
- Vestibule and reception hall (both with storage)
- Spacious living room with southwest-facing aspect
- Large, dual-aspect family room/garden room
- Good-size dining room with kitchen serving hatch
- Galley-style kitchen with ample storage and workspace
- Three double bedrooms (one with built-in storage)
- Tiled four-piece family bathroom with a bidet
- Substantial attic space with versatile rooms for creative use
- Very generous eaves storage and built-in storage
- Fully-enclosed rear garden with mature landscaping
- Attached greenhouse for fruit and vegetables
- Low-maintenance front garden/private driveway
- Tandem garage with an attached store room







"A SUBSTANTIAL DETACHED HOUSE THAT HAS BEEN EXTENDED TO PROVIDE A WEALTH OF ACCOMMODATION"





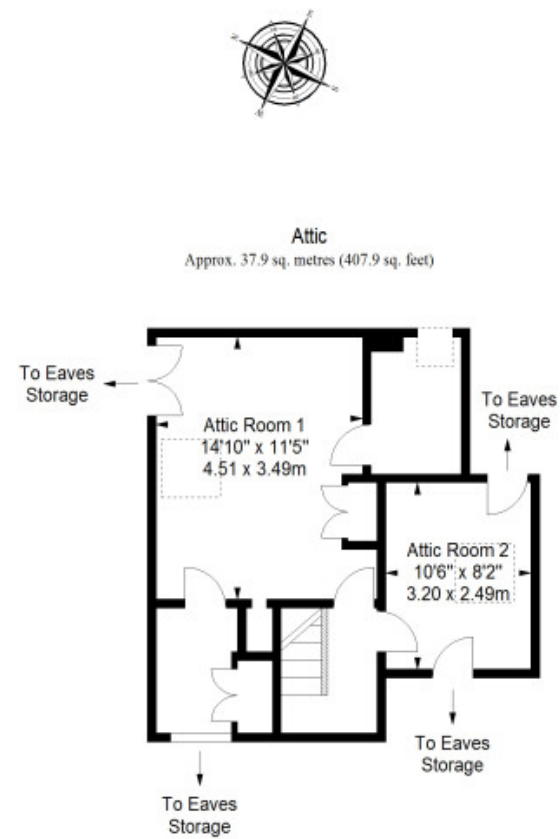
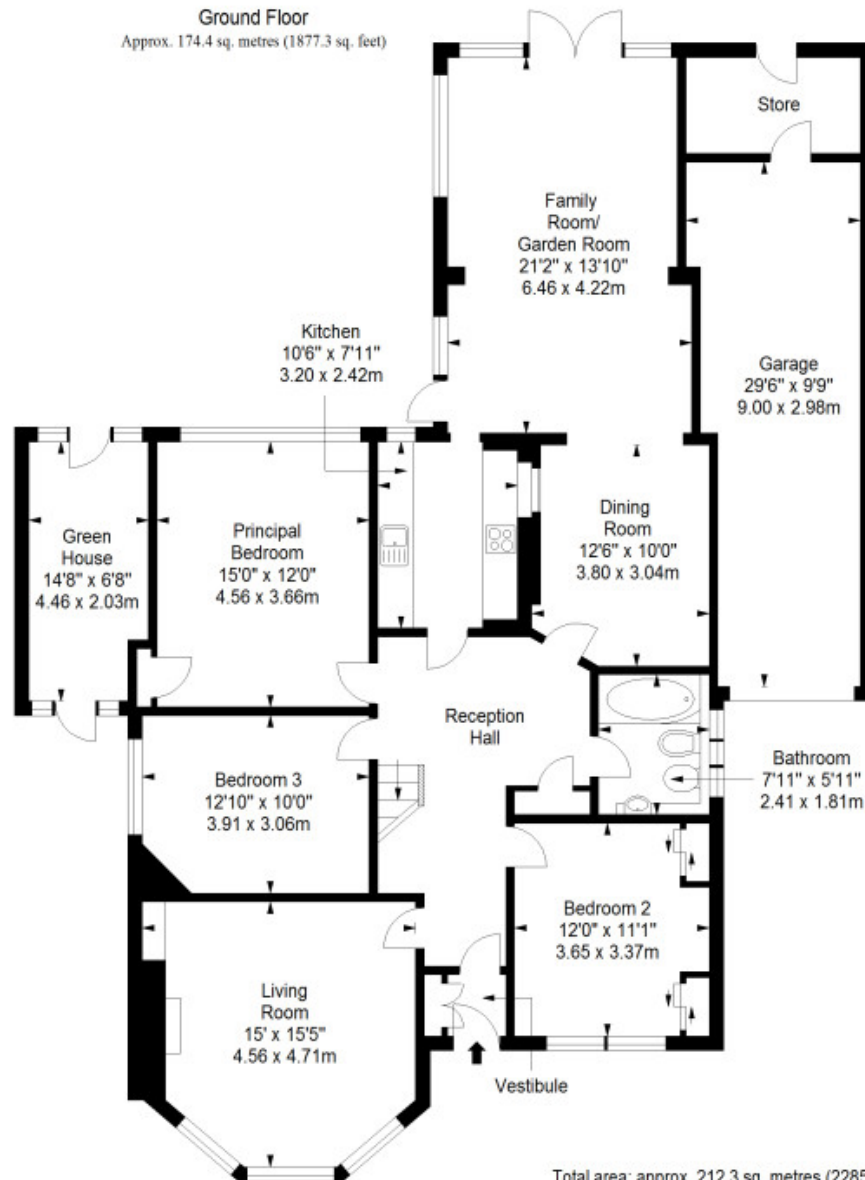
EPC RATING:

F

COUNCIL TAX BAND:

G

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





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