



58 MOUNTCASTLE CRESCENT

Edinburgh, EH8 7SB



1

Public Room



3

Bedrooms



1

Bathroom

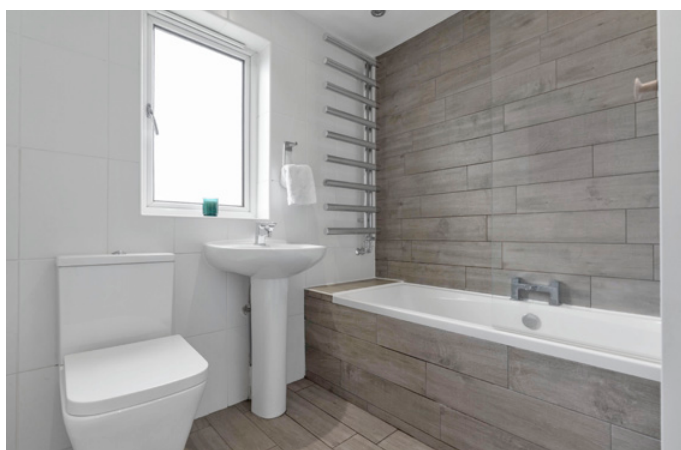


58 MOUNTCASTLE CRESCENT

With its popular suburban location in Mountcastle, within easy reach of amenities, schools, and transport links, as well as Portobello Beach and central Edinburgh, this spacious terraced house is sure to appeal to a wide range of buyers, including couples and families. Well-presented with modern interiors, the sunny family home features two double bedrooms, a single third bedroom, a double-aspect reception room with garden access, a modern galley-style kitchen, and a stylish family bathroom with a shower over the bath and a towel warmer, as well as excellent storage throughout. Outside, the property also features private gardens, including a rear garden with a southerly-facing aspect and an enclosed area, a deck with outdoor seating, and private garage parking.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Terraced house with modern interiors
- Desirable location in popular Mountcastle
- Entrance hall with built-in storage
- Sunny dual-aspect living/dining room
- Well-appointed kitchen
- Landing with storage
- Two double bedrooms (one with storage)
- Versatile third bedroom
- Family bathroom
- Bathroom with overhead shower
- Private gardens with a wooden deck
- Private garage parking





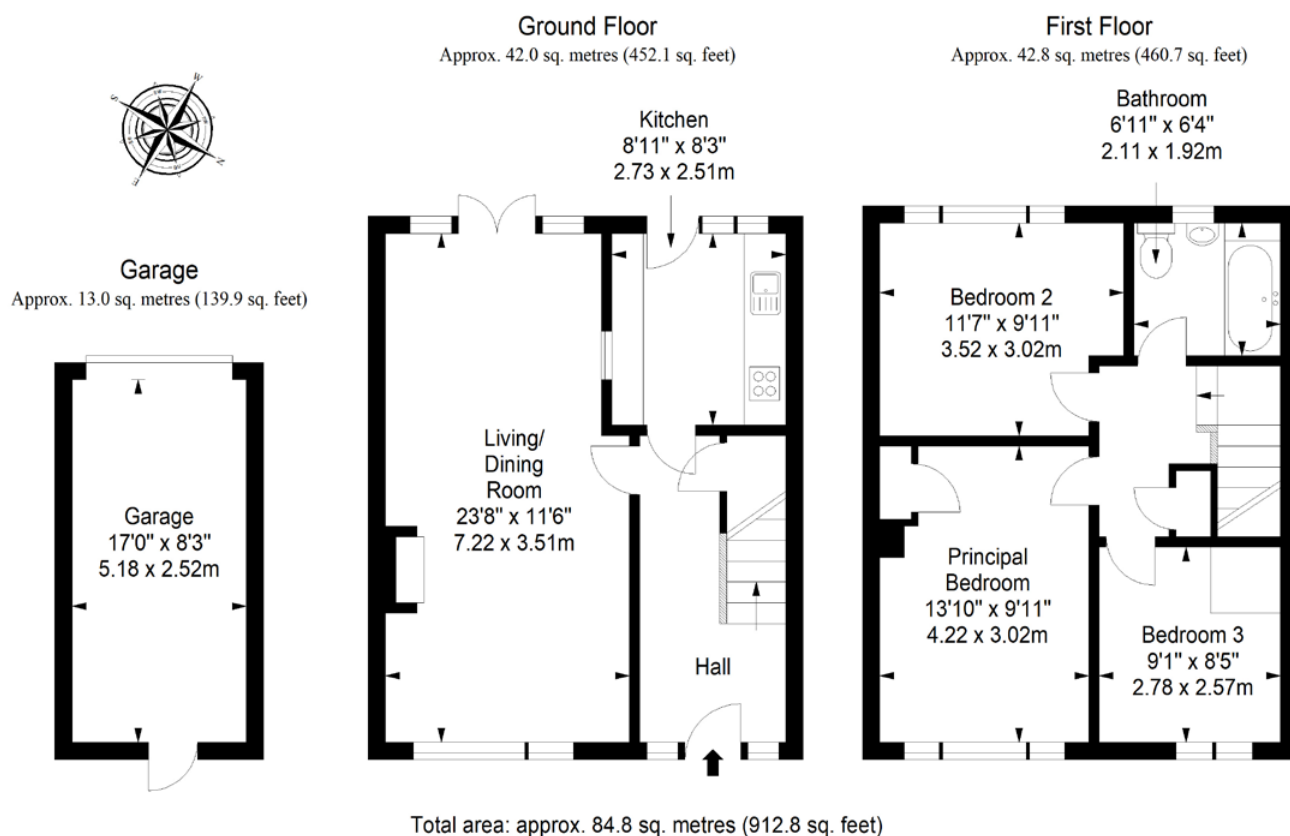


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



MOUNTCASTLE, EDINBURGH

Approximately two miles east of the city centre and northwest of Portobello, the residential suburb of Mountcastle is popular with families and young professionals alike owing to its fantastic transportation links and local amenities. These include a diverse blend of independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station nearby. Nearby Portobello High Street promises a traditional shopping experience and is also home to a range of trendy bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance. Tucked between Holyrood Park and Portobello Beach, residents of Mountcastle are never more than a few minutes' from a wealth of outdoor activities. An easy stroll takes you to the foot of Arthur's Seat and Salisbury Crags – perfect for hiking and taking in the best views of the capital. For sport and fitness enthusiasts, nearby Meadowbank Sports Centre has recently reopened after significant refurbishment and offers state-of-the-art facilities. Mountcastle is served by excellent local schools in both the public and private sectors. Due to its close proximity to the A1, Mountcastle enjoys convenient links into the city centre, including 24/7 bus services, and is also handy for Edinburgh City Bypass and further travel across East Lothian and the central belt.



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