



35 Mountcastle Gardens,
Mountcastle, Edinburgh, EH8 7SS

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Attractive & good-sized living room with French doors to conservatory
- Consrvatory- currently used as a dining room with French doors to garden.
- Modern fitted kitchen with integrated appliances.
- Carpeted staircase leading to first floor.
- Two double bedrooms both with fitted wardrobes.
- Contemporary fitted shower room.
- Carpeted staircase leading to second floor - the attic conversion.
- Storage within ease.
- Further double bedroom with fitted storage.
- Cloak room/WC.
- Gas central heating.
- Double glazing.
- Mono-bloc driveway to front.
- Well maintained enclosed garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

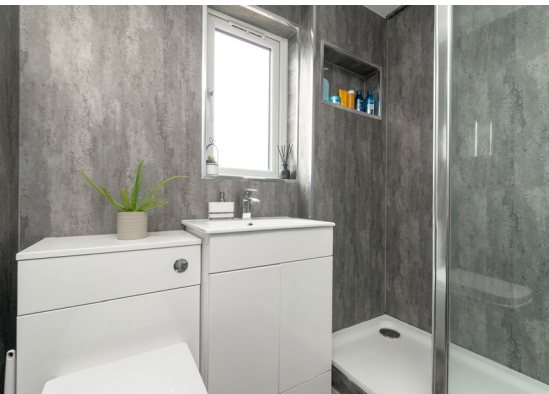
A well-presented, extended terrace villa situated within the sought after Mountcastle district of the city, a short journey to the east of Edinburgh City Centre and close to an excellent range of local amenities. The proper

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 1.8 MILES TO BRUNSTANE STATION. APPROXIMATELY 2.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT BUSES	APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT. WITHIN 200 METRES.

LOCATION

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 independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station. Nearby Portobello High Street offers traditional shops, bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance. Nearby Arthur's Seat and Salisbury Crags offer lovely walks and hiking. For sport and fitness enthusiasts, nearby Meadowbank Sports Centre 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER, AND WASHER/DRYER. THE GARDEN SHED AND STORAGE UNIT WITH THE REAR GARDEN WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





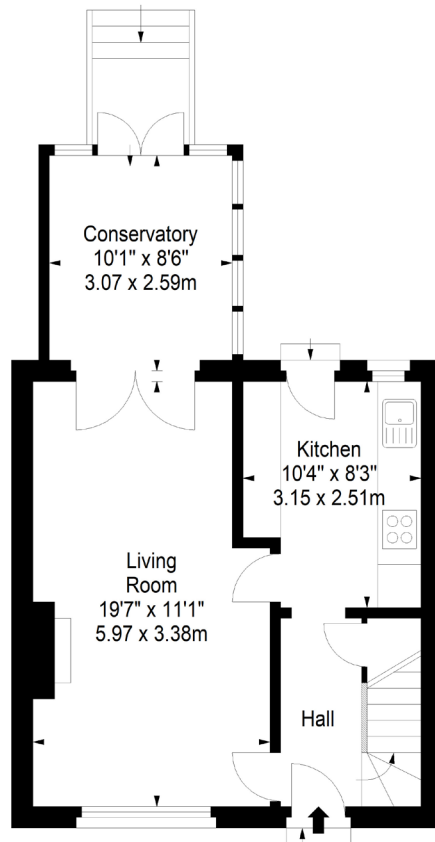
**Mountcastle Gardens,
Edinburgh,
Midlothian, EH8 7SS**



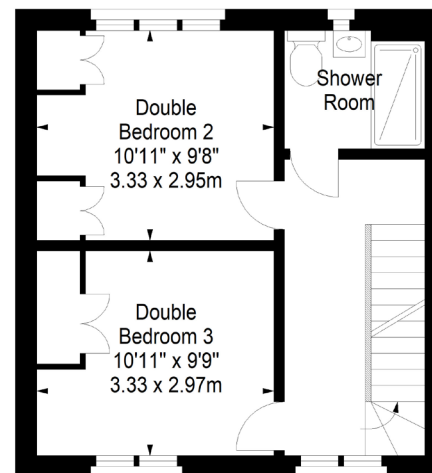
Approx. Gross Internal Area
1007 Sq Ft - 93.55 Sq M
For identification only. Not to scale.
© SquareFoot 2025



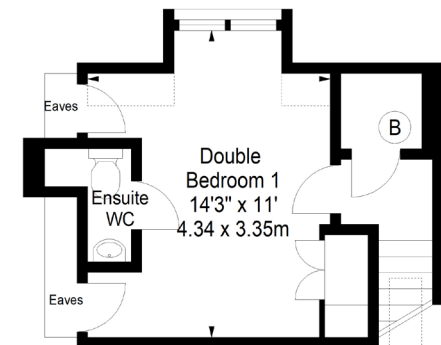
**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor



First Floor



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.