



74/12 Mortonhall Park Crescent, Edinburgh, EH17 8SX

Well-presented two-bedroom second floor flat with views towards the Pentlands Hills and private garage

URQUHARTS
EDINBURGH



DESCRIPTION

74/12 Mortonhall Park Crescent is a well-presented second/top floor flat with impressive views towards the Pentland Hills and private garage situated in the popular Mortonhall area. The location is superb with excellent local amenities and is a convenient distance to the city centre & surrounding areas.

Entrance hall; bright and spacious living room / dining room with lovely open outlook to the front; fitted kitchen with base units and integrated appliances; two good-sized double bedrooms, both with built in wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Electric heating. Double glazing. Well-maintained communal grounds. Private garage forming part of a row of garages. External storage cupboard. The development is factored by Trinity Factors and there is an approx. £169/year fee including common buildings insurance.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Mortonhall is a quiet and popular residential area situated a few miles south of the City Centre. There are excellent local amenities including large Morrisons and Tesco Superstores, and nearby Liberton and Cameron Toll Shopping Centre are only a short journey away offering further shopping facilities. Leisure and recreational facilities include Gracemount leisure centre, The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; and several renowned golf courses including The Merchants, Mortonhall and Braids. Catchment schools are Frogston Primary and Gracemount High School, with private schooling available nearby at George Watsons and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within proximity. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing

INCLUDED IN SALE

All fitted floor coverings, light fittings, oven and fridge/freezer.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category E

Tenure Freehold



Flat 12,
74 Mortonhall Park Crescent,
Edinburgh,
Midlothian, EH17 8SX



Approx. Gross Internal Area
753 Sq Ft - 69.95 Sq M
Garage
Approx. Gross Internal Area
126 Sq Ft - 11.71 Sq M
Store
Approx. Gross Internal Area
10 Sq Ft - 0.93 Sq M
For identification only. Not to scale.
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