

92 Mountcastle Crescent, Mountcastle, Edinburgh, EH8 7SE



Description

An excellent opportunity has arisen to acquire an impressive three bedroom mid-terraced villa quietly situated within the popular residential district of Mountcastle. The location is a short distance from the City Centre and offers a good range of local shops, amenities and well regarded schooling. The property provides comfortable and light filled living ideal for a couple, or family and comes with the added attraction of an enclosed sunny south-facing rear garden.

Hallway with storage cupboard

Spacious living/dining room falling naturally into two defined areas featuring French doors opening onto the rear garden

Stylishly appointed kitchen with door giving access to rear garden

Two double bedrooms, one with fitted cupboard

Bedroom 3

Bedroom 3

Bathroom consisting of a contemporary three piece white suite with shower over the bath

Attic storage

Gas central heating and double glazing

Private gardens to the front and rear

On street parking

Extras

Window dressings and integrated dishwasher will be included within the sale.

EPC Rating: C

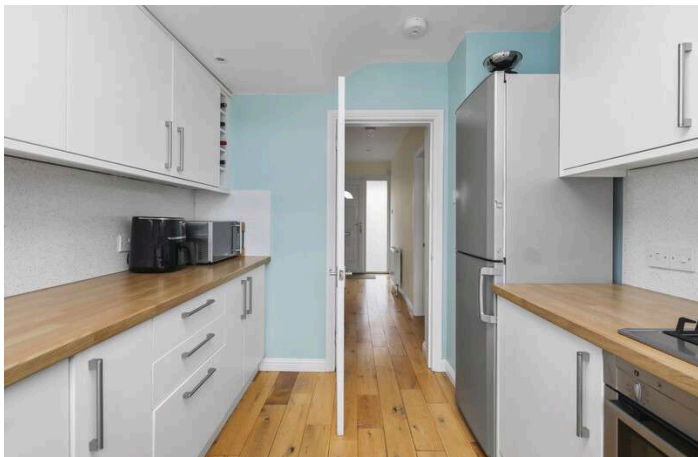
Price and Viewing

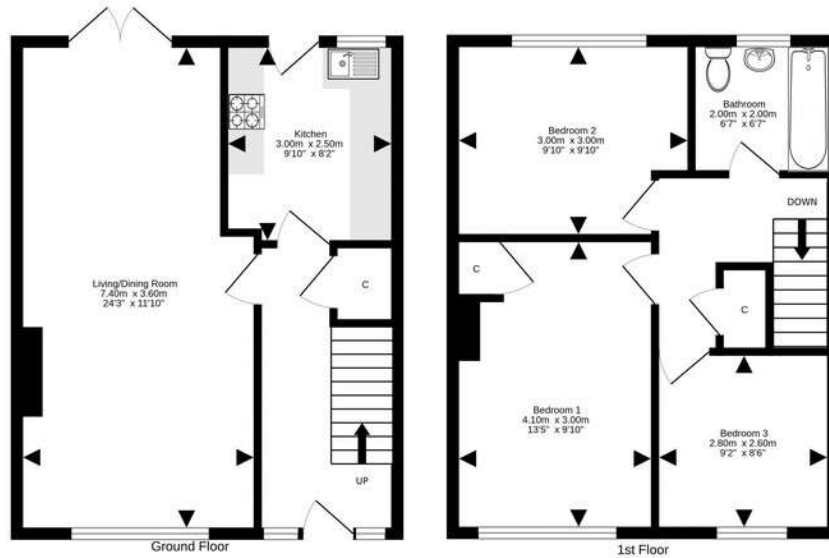
For price and viewing information or further details on this property please contact us on 0131 557 3188.



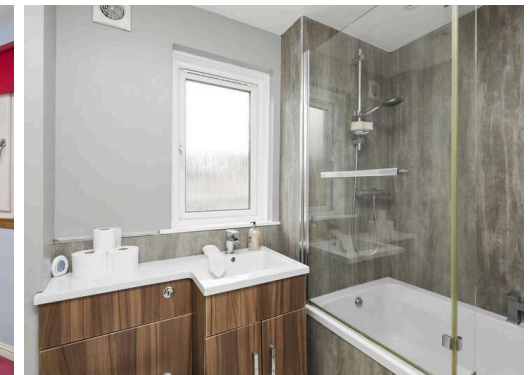
Location

The property is situated within the sought after Mountcastle district of the city, lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrison's supermarket with a large 24 hour Asda supermarket located at The Jewel. Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Portobello and the local Figgate park which are nearby are excellent for dog walkers and families, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema. Schooling is well represented in the area from nursery through to senior level and the property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be read as such by a prospective purchaser. Made with Metropac 6/20/14



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

