

15 Mortonhall Park Way, Mortonhall, Edinburgh, EH17 8BW





### Description

A rare opportunity has arisen to acquire a particularly appealing extended detached bungalow with private gardens and detached garage is quietly tucked away within a pleasant and leafy development in the popular area of Mortonhall, close to a host of excellent amenities and commuting links. Commanding an enviable end of a cul-de-sac setting, the property would now benefit from cosmetic upgrading but offers superb potential and would make an ideal home for a couple or family.

- Hallway with built-in storage and WC
- Extremely spacious living room/dining room with patio doors to rear garden
- Fitted kitchen
- Three good sized double bedrooms
- Bathroom
- Gas central heating and double glazing
- Well stocked, private gardens to the front and rear
- Large storage space throughout the property
- Garage

### Extras

Fridge freezer, freestanding wardrobe in the bedroom off the living room, garden shed, picnic bench in back garden, wardrobes in loft area, all curtains and blinds will be included in the sale. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any services or appliances.

### EPC Rating: D

### Price and Viewing

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



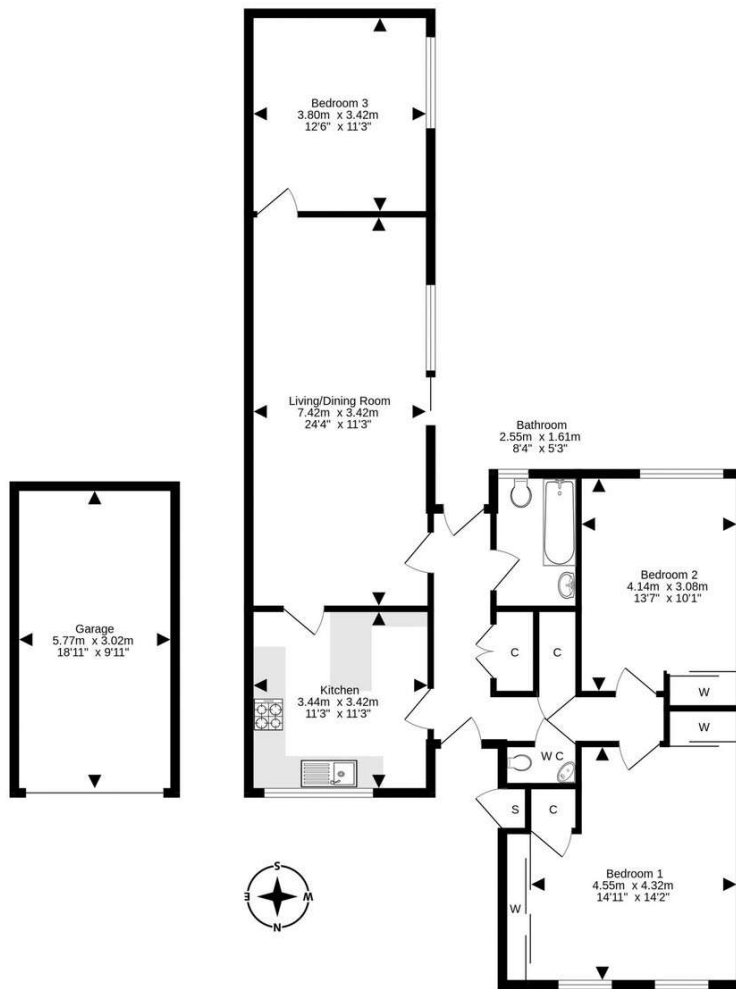


## Location

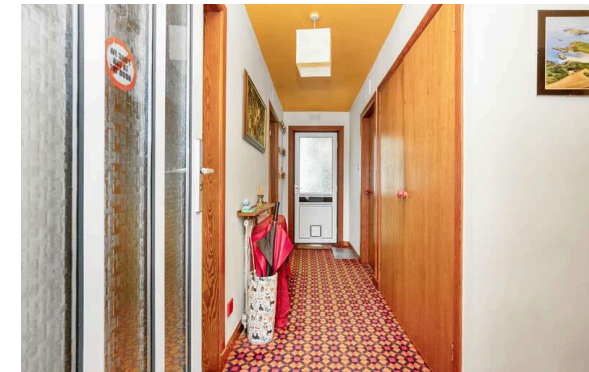
Forming part of the sought after estate off Frogston Road East, the property is perfectly positioned lying approximately 4 miles to the south of Edinburgh City Centre. Conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing a M&S food hall & Sainsbury's supermarket. Cameron Toll Shopping Centre and Fort Kinnaird are also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. For the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Mortonhall gives access to numerous walks from your doorstep, including the Braid Hills and Pentland Hills for those who enjoy the outdoors. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre and David Lloyd gym at Shawfair are all within easy reach.







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 used as such by a prospective purchaser.  
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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.

