

28 Achnacarry Street, Mortonhall, Edinburgh, EH17 8GP





### Description

Most impressive and beautifully appointed four bed detached villa occupying an enviable setting within the sought after Heritage Grange development. Surrounded by beautiful countryside, the property is conveniently positioned close to excellent commuting links and bus services, great amenities including Straiton Retail Park.

- Entrance hallway
- Living room
- Contemporary kitchen/dining room with ultra-sleek kitchen units and patio door opening onto the rear garden
- Useful utility room with adjoining WC
- Large principle bedroom with built in wardrobes and en-suite shower room
- Three further well-proportioned double bedrooms
- Principal bathroom consisting of a stylish white suite
- Gas central heating and double glazing ensure year round comfort and efficiency
- Fully enclosed rear garden is mainly laid to lawn featuring patio areas ideal for summer relaxation and alfresco entertaining
- Garage and driveway

### Extras

The fitted floor coverings, light fittings, oven, hob, cooker hood, fridge freezer and dishwasher are included.

### Factor

The development is factored by Ross & Liddell for approx. £12 per month according to the vendor.

### Price and Viewing

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

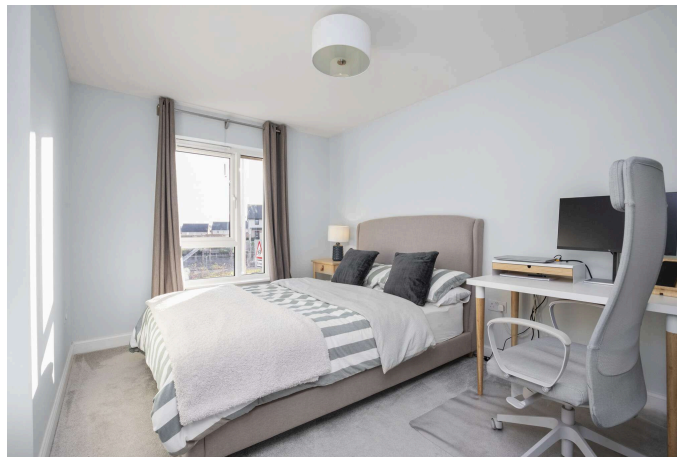


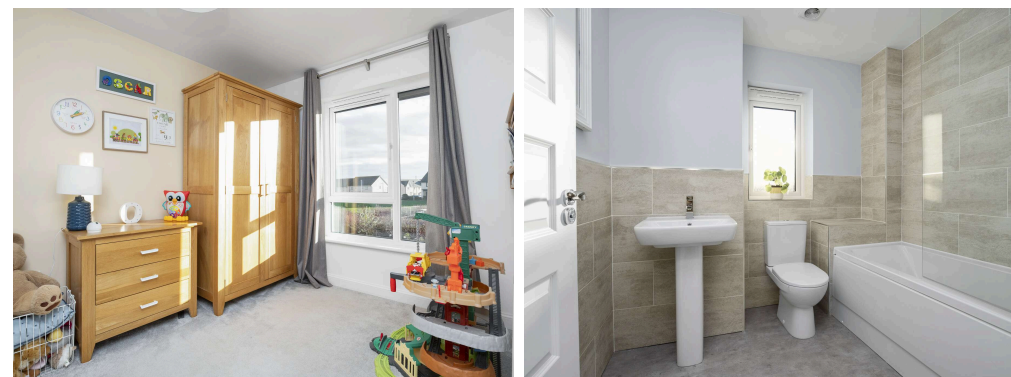
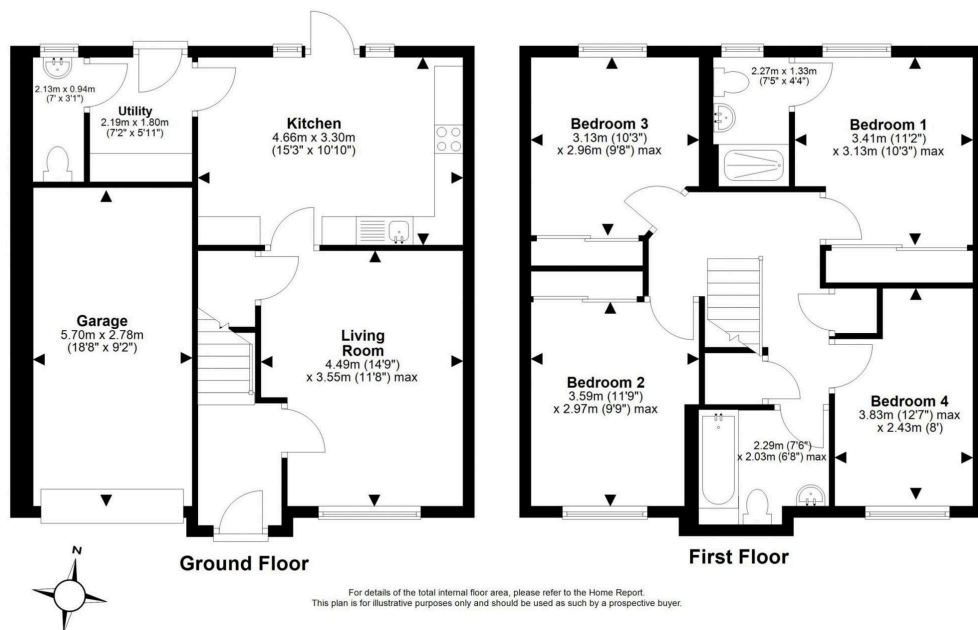


### Location

Forming part of the sought after Heritage Grange Estate, off Frogston Road East, the property is perfectly positioned with it's vast open space in the centre of the estate and surrounded on the West with magnificent mature trees and farmland beyond. Lying approximately 4 miles to the south of Edinburgh City Centre, the property is 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. Heritage Grange 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.

**EPC Rating:** B





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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.

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