

1 Mortonhall Park View Edinburgh EH17 8SW

Offers over £225,000

- 3 bedroomed Mid-Terraced Villa
- Lounge with patio doors to rear garden
- Dining kitchen providing ample wall and floor mounted storage
- 2 double bedrooms plus box room
- Family bathroom with separate shower
- Double glazing and gas central heating
- Private front and rear gardens
- Driveway

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N



1



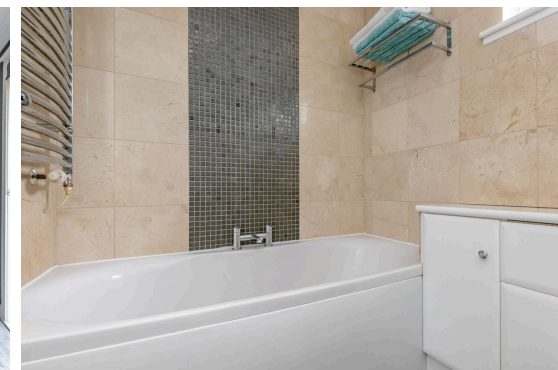
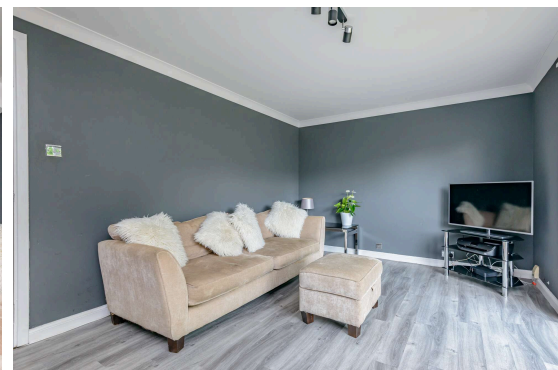
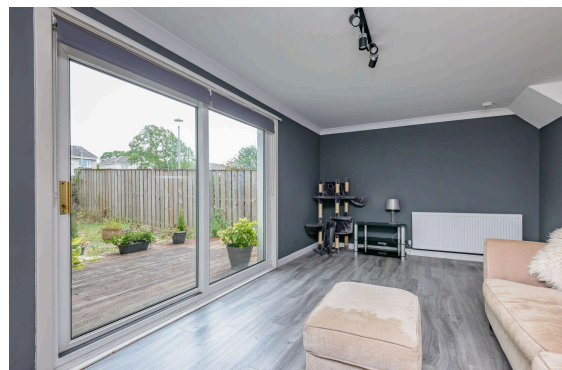
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EPC C



3 Bed Mid Terraced Villa

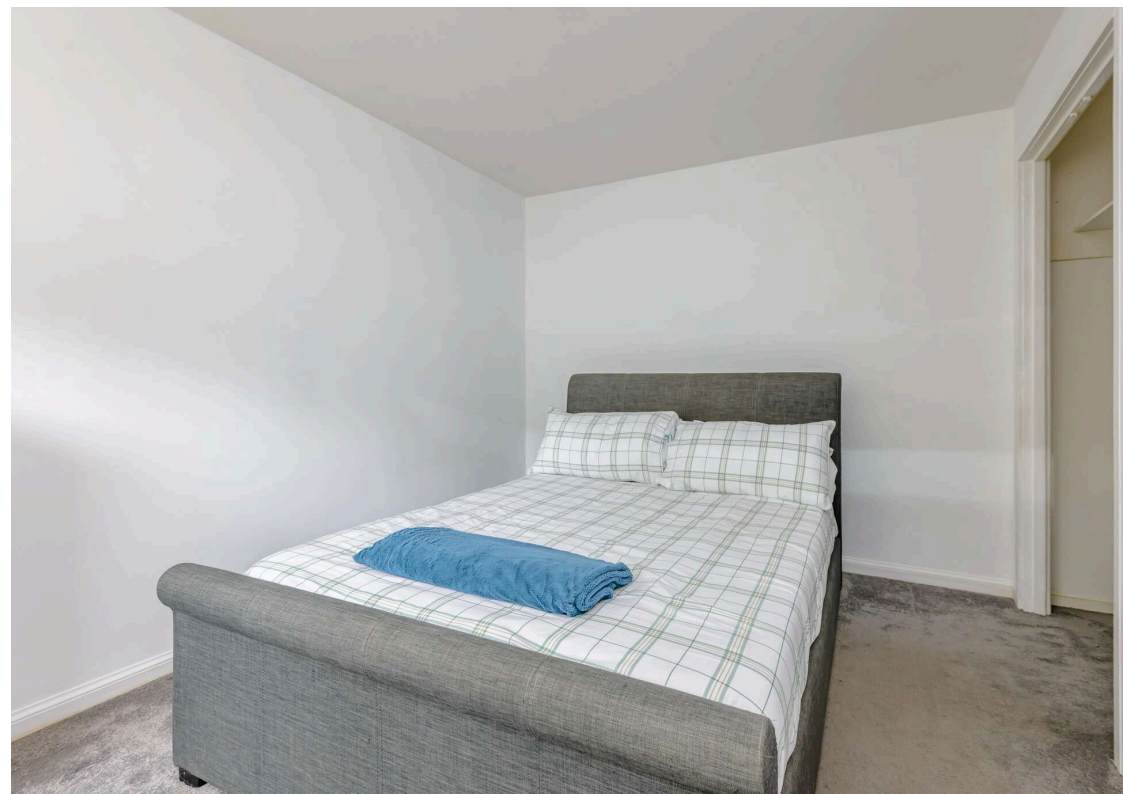
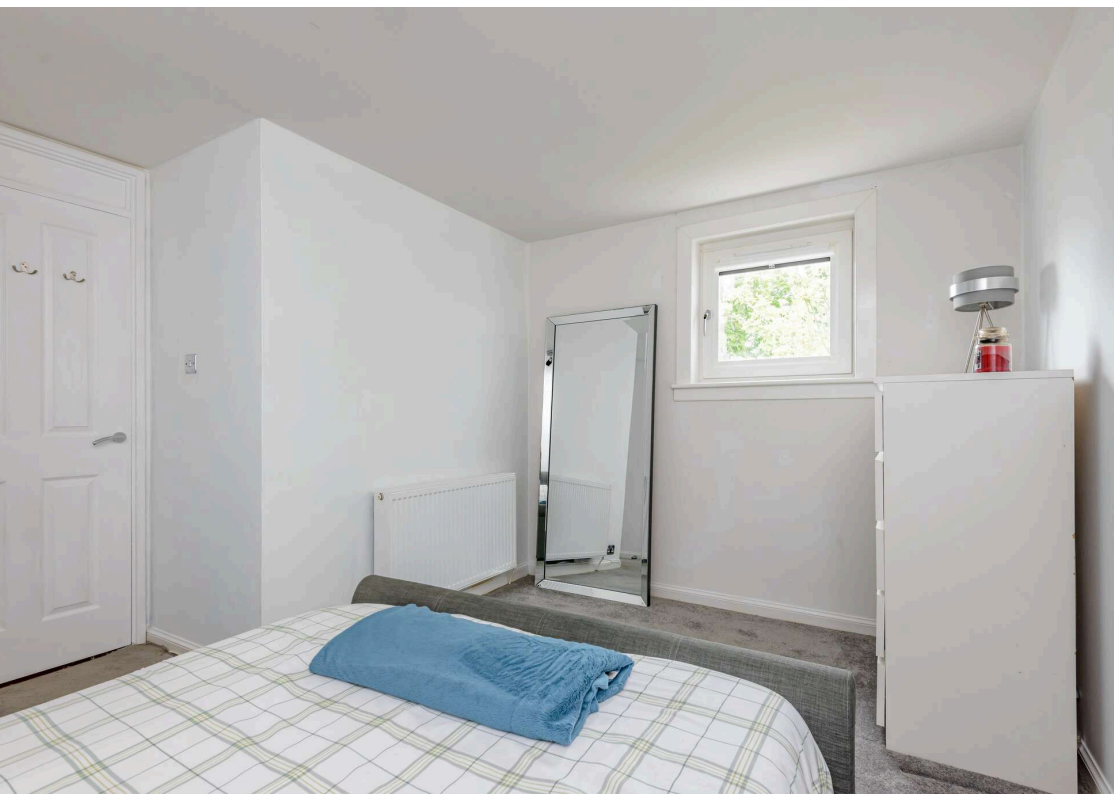
Blair cadell are delighted to bring to market this well proportioned, 3 bedroomed mid terraced villa. Located within a quiet cul-de-sac, Mortonhall Park View offers a peaceful residential setting within easy reach of local amenities and excellent transport links—making it an ideal home for both families and professionals.

The property consists; entrance hallway with two large storage cupboards, lounge with patio doors to garden. The kitchen/diner provides ample wall and floor mounted storage, integrated electric oven and gas hob, washing machine and dishwasher and further benefits from a breakfasting/dining area - perfect for entertaining. There are two well proportioned double bedrooms both providing excellent storage, a further box room which could be utilised as study/nursery. Family bathroom with three piece suite and separate walk in shower. The property further benefits from private front and rear gardens and a driveway.

Mortonhall is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre, airport and the Pentland Hills via regular public transport services and less than five minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary and the Medical School. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both M&S Food & Sainsbury's.

Open viewings Sunday 2pm-4pm or by appointment 0131 337 1800

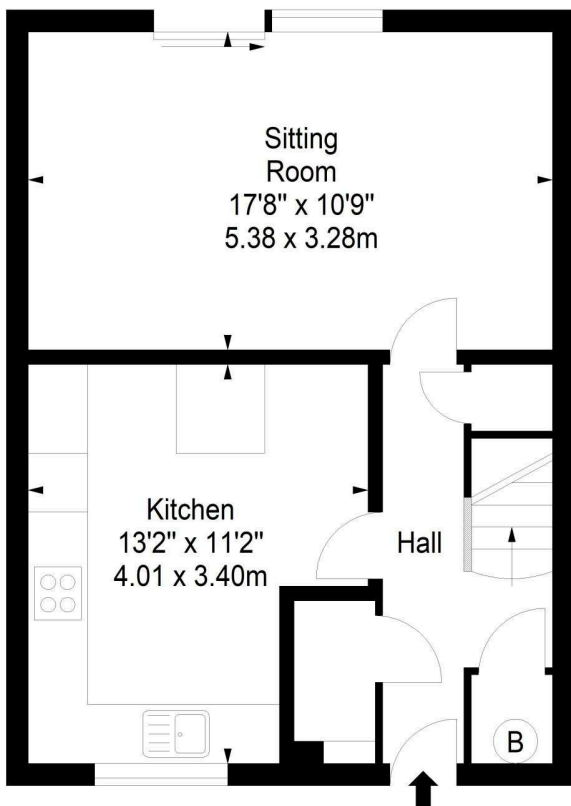




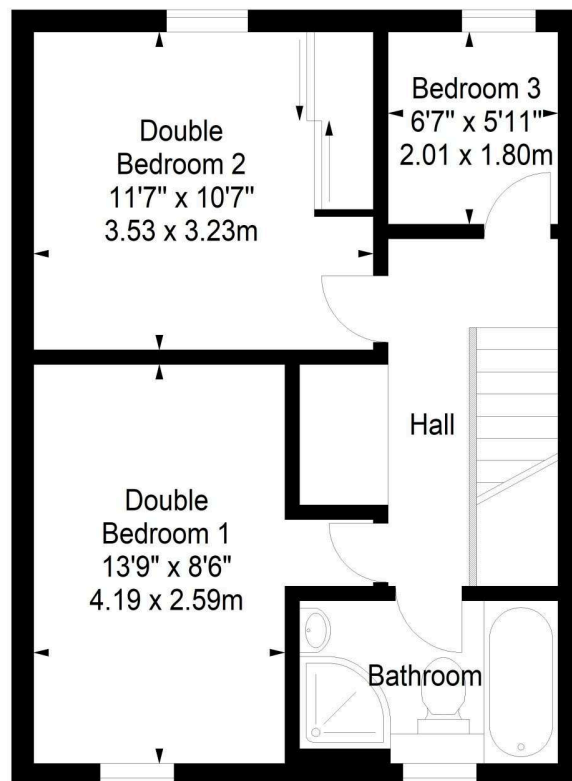
**Mortonhall Park View,
Edinburgh,
Midlothian, EH17 8SW**



Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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