

**7 Mortonhall Park Green
EDINBURGH EH17 8SP**

Offers Over £230,000

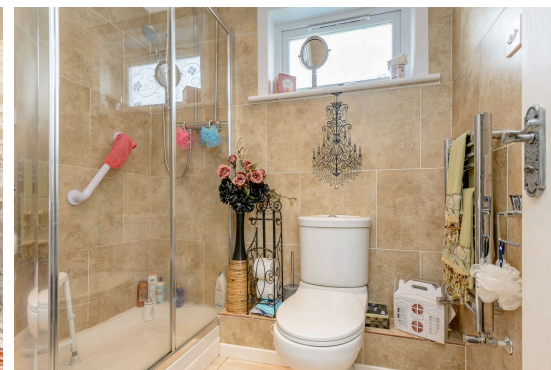
- Well proportioned 2 bed mid terraced villa
- Bright lounge with fireplace
- Dining kitchen with access to rear garden
- Two well proportioned double bedrooms with storage
- Shower room
- Double & Triple glazing plus gas central heating
- Private front & rear gardens
- Driveway and on street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



2 bed Mid Terraced Villa

Blair cadell are delighted to bring to market this well proportioned, 2 bed mid terraced villa situated within the ever popular Mortonhall area of the city. Mortonhall Park Green 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 features a welcoming entrance hallway with a useful storage cupboard, leading into a bright and spacious lounge. The well-appointed kitchen/ diner offers ample wall and floor-mounted storage units, an integrated electric oven and hob, a handy pantry cupboard for additional storage, comfortable space for dining and direct access to the rear garden.

There are two generously sized double bedrooms, both benefiting from built-in storage, and a modern shower room equipped with a heated towel rail.

Additional benefits include triple glazing to the front of the property and double glazing throughout the remainder, private front and rear gardens, a garden shed, and a driveway providing off-street parking.

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.

Viewing by appointment 0131 337 1800

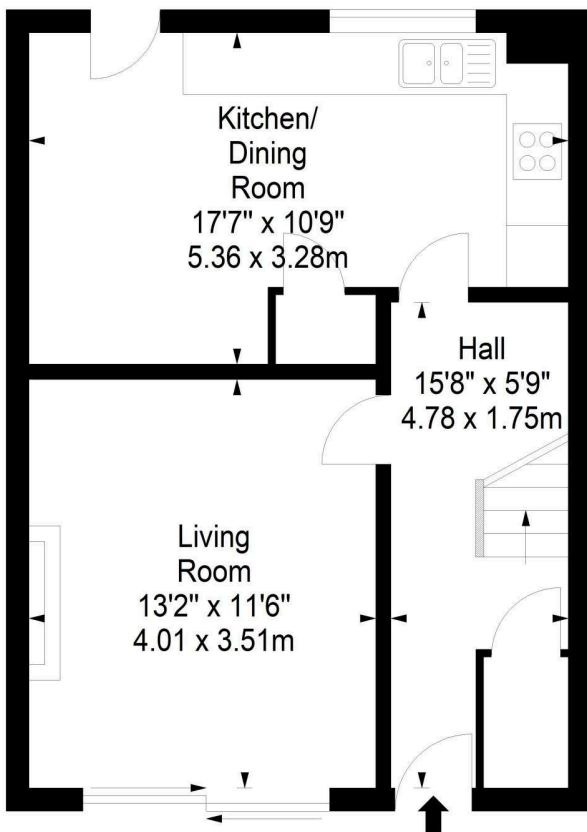




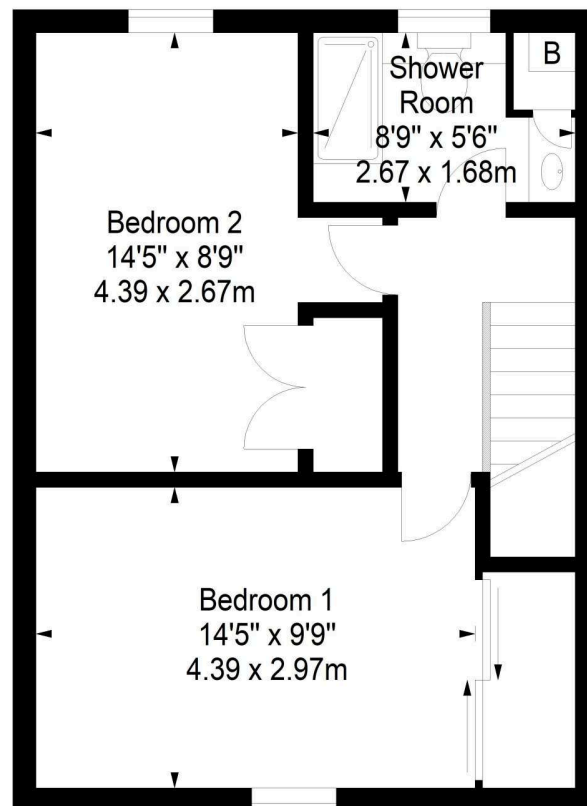
**Mortonhall Park Green,
Edinburgh, EH17 8SP**



Approx. Gross Internal Area
858 Sq Ft - 79.71 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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