



315 Mountcastle Drive North
Edinburgh, EH15 1NQ

A

"315 Mountcastle Drive North is a rarely available, semi-detached house in the well-regarded district of Duddingston"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- OFFICE SPACE
- BATHROOM
- GARAGE
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS





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LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

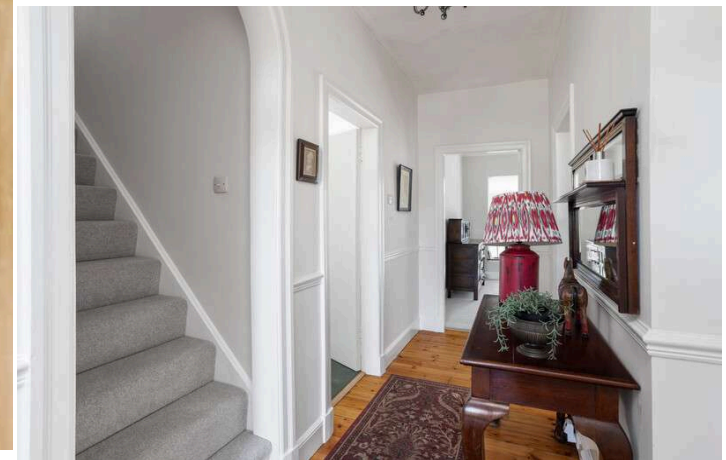
315 Mountcastle Drive North is a rarely available, semi-detached house in the well-regarded district of Duddingston, just 3 miles east of Edinburgh city centre. Recently redecorated, this charming, traditional family home is a must-see. The accommodation includes an entrance vestibule with encaustic floor tiles; a welcoming hallway with a carpeted staircase leading to the upper landing; a bay-windowed living room with a feature fireplace; bright, spacious, tiered sitting/dining room with patio doors opening to the enclosed rear garden; kitchen offering ample floor and wall-mounted storage space and side access to the property; three double bedrooms: one rear-facing, one front-facing, and one with a large built-in wardrobe space; and additionally, a versatile office space with significant development potential and a family bathroom which completes the accommodation on offer. Externally, the front garden is screened by hedges and adorned with colourful shrubbery, while the mature rear garden boasts leafy shrubs, trees, and a well-maintained lawn with summerhouse. A gated driveway provides excellent private parking, leading to an attached single garage with light and power. The property falls within the catchment area for the highly regarded St Johns RC Primary School and Portobello High School.

EPC RATING

The energy efficiency rating for this property is band D.

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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 166.2 m² ... 1789 ft²
 All measurements are approximate and for display purposes only.



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