



**19 Mountcastle Drive South**  
Edinburgh, EH15 1QA

A



*"19 Mountcastle Drive South is a versatile detached bungalow over two floors and is a well-proportioned traditional family home"*

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING/DINING/KITCHEN
- CONSERVATORY
- DOUBLE BEDROOM ONE
- EN-SUITE SHOWER ROOM
- DOUBLE BEDROOM TWO/LIVING ROOM
- DOUBLE BEDROOM THREE
- EN-SUITE W.C
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY















### LOCATION

Mountcastle is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, an Asda Superstore and a wide selection of shopping at Fort Kinraid Retail Park and Meadowbank Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane and Newcraighall railway stations 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 Edinburgh College and Queen Margaret University Campus.

Leisure and recreational facilities are provided for by Meadowbank Sports Centre, 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 Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and Puregym.

### COUNCIL TAX

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



### DESCRIPTION

19 Mountcastle Drive South is a versatile detached bungalow over two floors and represents a fabulous well-proportioned traditional family home.

Accommodation comprises an entrance vestibule and a welcoming hallway with cupboard space and side door leading to garden. To the front is a double bedroom with en-suite W.C and a further double bedroom, which can be used as a living space. To the rear is a bright and spacious sitting/dining/kitchen with French doors to rear garden and patio area. The modern kitchen is fitted with base and wall mounted units, integrated cooker, oven and microwave and leads to a well-proportioned conservatory. Off the hallway and completing the downstairs accommodation is a shower room with heated towel rail. Upstairs leads to the main double bedroom with dressing area and en-suite shower room. Externally the property has an easily maintained front garden with off-street parking for two cars, paved side garden and to the rear is a large enclosed garden with patio area and an expansive area of lawn bordered by numerous mature shrubs and flowering plants and a garden shed.

Further benefits include gas central heating, double glazing and solid wood flooring downstairs.

### EPC RATING

The energy efficiency rating for this property is band D.

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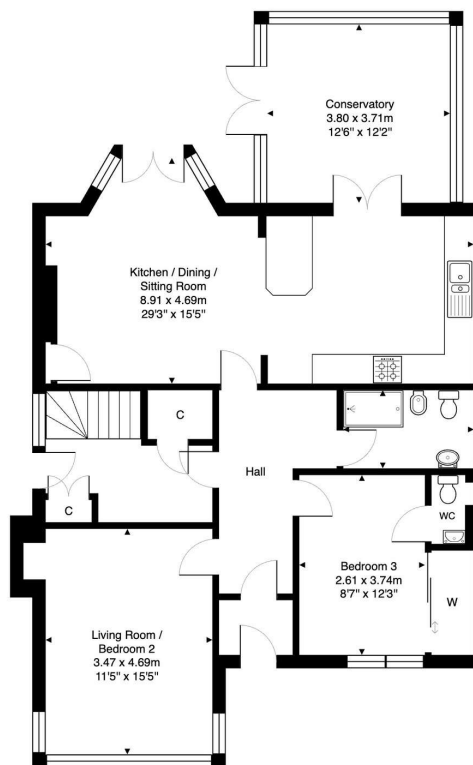






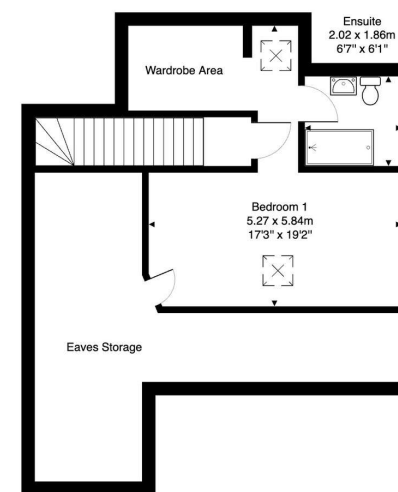
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor

19 Mountcastle Drive South, Edinburgh, EH15 1QA



First Floor

Total Area: 161.9 m<sup>2</sup> ... 1742 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**A** ANNAN  
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