

**8 South Mellis Park**  
Edinburgh, EH8 7TP

**A**



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## 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 Kinnaird 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.

## DESCRIPTION

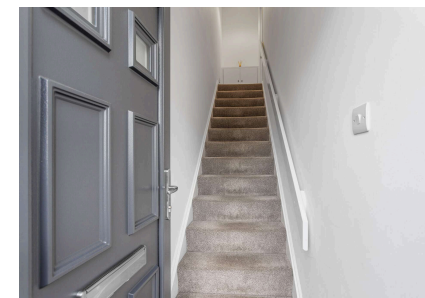
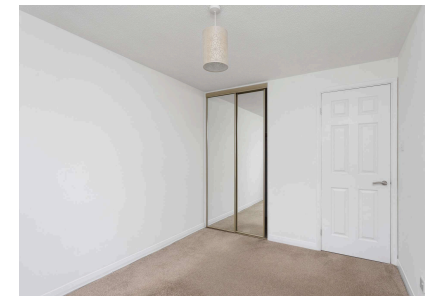
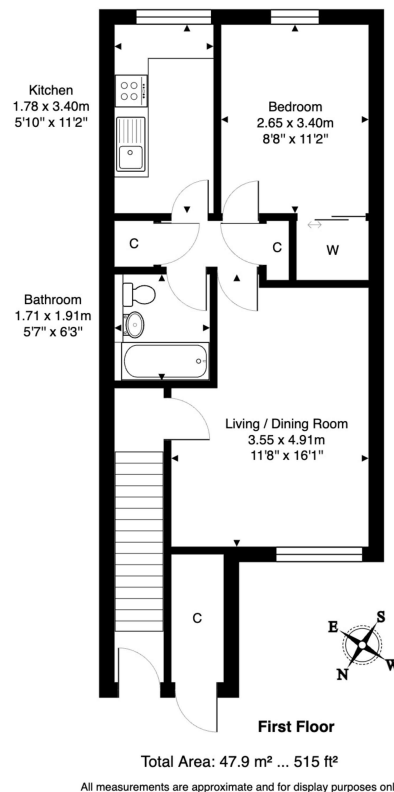
South Mellis Park is a wonderfully presented one bedroom main door upper flat situated in the highly regarded district of Mountcastle. The property would be an ideal first time purchase or buy-to-let investment. The accommodation, which is offered in move-in condition, comprises: entrance with carpeted stair leading to upper landing; bright and spacious living / dining room; hall with two cupboards off; well equipped kitchen with base and wall mounted units; double bedroom with built-in mirrored wardrobe and contemporary bathroom with electric shower over bath. Further benefits include: double glazing; loft accessed via hatch in hallway offering ample storage; external storage cupboard; allocated parking space; great local amenities and transport links.

The energy efficiency rating for this property is band C

## COUNCIL TAX

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

8 South Mellis Park, Edinburgh, EH8 7TP



**A ANNAN**  
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