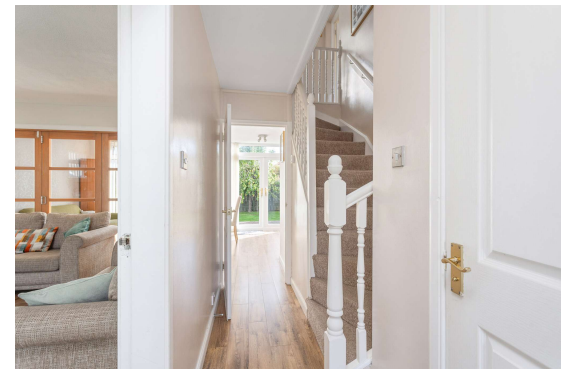




101 Mountcastle Terrace
Edinburgh, EH8 7SG

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"101 Mountcastle Terrace is beautifully presented, four bedroom extended semi-detached house with integral garage"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 / STUDY
- BATHROOM
- WC
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- INTEGRAL GARAGE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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, Tesco Metro 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 the refurbished 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 the King's Manor Hotel and outdoor bowling clubs. Arthur's Seat, Figgate Park, 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 E, however, please check with the local authority.



DESCRIPTION

101 Mountcastle Terrace is a beautifully presented, four bedroom extended semi-detached house, situated in the sought after district of Mountcastle. The accommodation, which is offered in move-in condition, comprises: welcoming entrance hall with WC off; bright and spacious living room with bifolding door leading to well proportioned open plan dining room / kitchen with two cupboards off and French doors to enclosed rear garden; utility room with access to integral garage; carpeted stair to upper landing with cupboard off; generous double bedroom 1 with dual aspect windows; double bedrooms 2 & 3 both with built-in wardrobes; bedroom 4 which could be utilised as a study and contemporary bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; front garden with lawn and drive-way; enclosed rear garden laid to lawn with decking area; unrestricted on street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band C.

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.



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Total Area: 126.5 m² ... 1362 ft²

All measurements are approximate and for display purposes only.



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