



Solicitors & Estate Agents










Offers Over

**£310,000**

# 120 Mountcastle Drive North

Mountcastle | Edinburgh | EH8 7RE

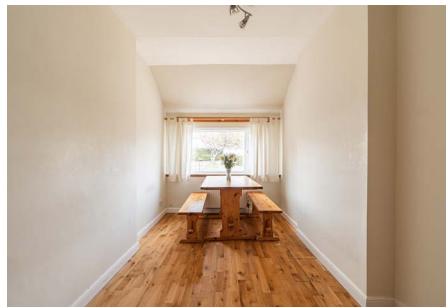
This lovely mid-terraced villa is located in the popular residential district of Mountcastle, in the East of Edinburgh. The location is a short distance from the City Centre and offers a good range of local shops, amenities and local schools. There are good public transport links to the City Centre and beyond.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Garden
-  EPC Rating – C
-  Council Tax Band - E



## Description

A welcoming entrance hallway with excellent storage leads into this beautifully presented home, offering flexible and well-proportioned accommodation throughout. The bright and spacious reception room enjoys direct access to the private rear garden, creating a seamless indoor-outdoor living experience, perfect for relaxing or entertaining. A versatile dining room, which could also serve as a fourth bedroom, provides additional flexibility to suit a variety of needs. The modern fitted kitchen is fully equipped with a gas hob, oven, integrated dishwasher, washing machine, and fridge/freezer — ideal for everyday convenience. The principal bedroom features a fitted wardrobe, offering generous storage, while a second comfortable double bedroom and a third single bedroom provide ideal spaces for family living, guests, or home working. The contemporary family bathroom is fitted with a white three-piece suite and benefits from an electric shower over the bath. Further features of the property include gas central heating, double glazing, and excellent energy efficiency.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Garden & Driveway

Externally, the property boasts a private driveway to the front, providing convenient off-street parking and enhancing everyday practicality. To the rear, a fully enclosed, landscaped garden offers a wonderful extension of the living space — perfect for families, entertaining, or quiet relaxation. A generous decking area provides an ideal spot for al fresco dining and summer gatherings, while the well-maintained lawn and established planting create a charming and private outdoor retreat. A useful garden shed is also included, offering excellent additional storage for gardening tools, bikes, or outdoor equipment.

## Viewing

Please contact Neilsons on 0131 625 2222.







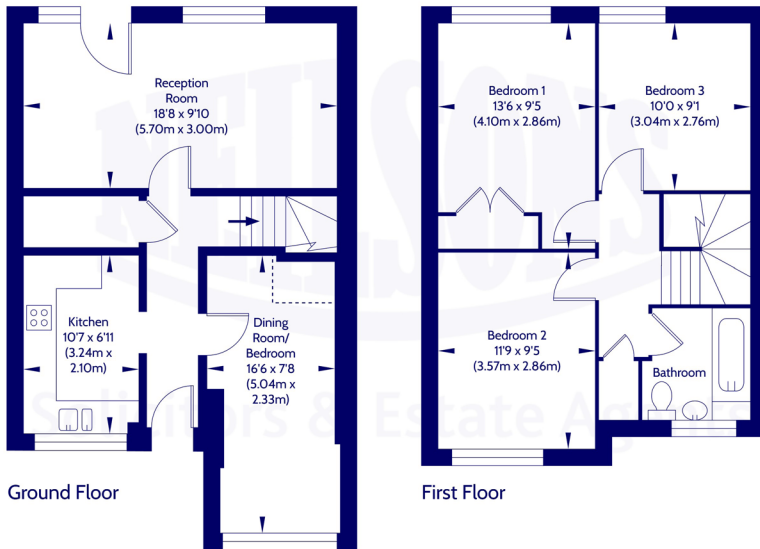
## Location

The property is located on a peaceful residential street in the popular and established suburb of Mountcastle, which lies approximately 2.5 miles east of Edinburgh City Centre and neighbours Edinburgh's popular seaside district of Portobello. The area is popular with families and offers highly regarded local schools from nursery to secondary level. Local shops provide for day to day needs within easy walking distance of this property, with a wide choice of supermarkets within a short drive, including Fort Kinnaird Retail Park which offers a wide range of high street named shops and superstores. Ample sporting and recreational facilities can be found in the area including the new international standard Meadowbank Sports Centre and the delightful Figgate Park which hosts a weekly Parkrun. Local bus services provide swift access to the city centre and surrounding areas, and by car the A1 and city bypass are within easy reach.





Approx. Gross Internal Floor Area 88.54 Sq M / 953 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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