



Solicitors & Estate Agents



Fixed Price

£275,000

24 Achnacarry Street

Mortonhall | Edinburgh | EH17 8GP

A well presented mid terrace villa, forming part of the sought after Heritage Grange development in the popular district of Mortonhall. Surrounded by beautiful countryside, the property is close to local amenities and excellent transport links, and is sure to appeal to professionals and young families

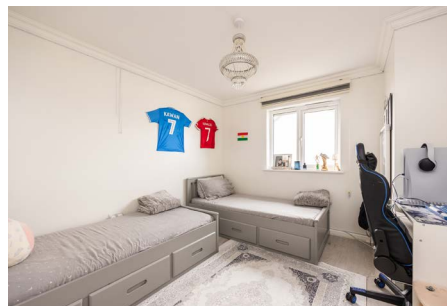
-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Front and rear gardens
-  On street parking
-  EPC rating – B
-  Council tax band - F



Description

In move in condition and laid out over two levels, downstairs briefly comprises of an entrance hallway with understairs storage, a bright and airy lounge with a door to the garden, a modern kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, and a handy WC with a utility cupboard.

Moving upstairs there are two double bedrooms, the principal having a built in storage cupboard, a single bedroom which would make an ideal nursery or home office, and a fully tiled bathroom with a white suite and overhead rainfall shower. There is also a floored attic with a Ramsay ladder and light. The property further benefits from gas central heating, double glazing, and solar panels.



Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and dishwasher. Please note the light fitting in the lounge will be removed.

Gardens and parking

A neat front garden welcomes you to the property and to the rear is a fully enclosed garden, laid to lawn with a patio, offering a lovely space for dining in the warmer months and a safe place for children and pets to play. Parking is on street and unrestricted.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £150 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).



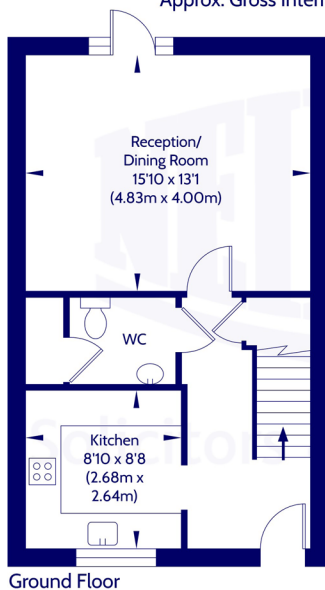


Location

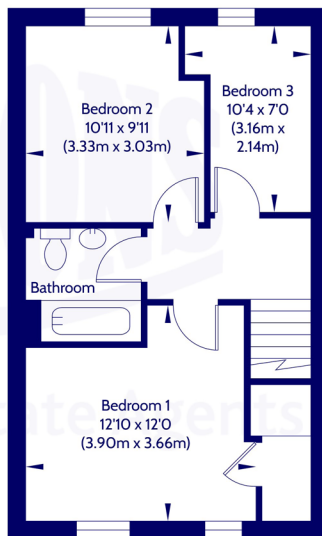
Situated in the popular Mortonhall area of Edinburgh, Achnagarry Street forms part of the established Heritage Grange development. The location offers a good range of local amenities, with nearby Straiton Retail Park providing major retailers, supermarkets, and dining options. Further facilities can be found at Cameron Toll Shopping Centre and in nearby Morningside, which offers an excellent selection of cafés, bars, and specialist shops. Regular bus services ensure easy access to the city centre and surrounding districts, while the City Bypass offers convenient links to the wider motorway network. Schooling is well provided for at all levels, with a primary school located just opposite, and several highly regarded independent schools within easy reach. The area is also surrounded by green open spaces, including Mortonhall Golf Club, the Braid Hills, and the scenic woodland and walking trails of Mortonhall Estate.



Approx. Gross Internal Floor Area 80 Sq M / 870 Sq Ft.



Ground Floor



1st Floor

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

