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Offers Over

£299,995

62 Mortonhall Park Crescent

Mortonhall | Edinburgh | EH17 8SX

An attractive, light-filled linked detached villa with delightful private gardens, a 2–3 car driveway and single garage, is quietly positioned within the highly desirable Mortonhall estate. Ideally located for access to excellent transport links, schools and local amenities, this lovely home offers generous living space and will appeal to families and professional buyers alike.

-  3 Bedrooms
-  1 Reception room
-  1 Bathroom & WC apartment
-  Private front & rear gardens
-  Driveway & single garage
-  EPC Rating – D
-  Council Tax Band – E



Description

Enjoying a peaceful setting within the sought-after Mortonhall estate and provides generously proportioned accommodation ideal for modern family living.

The property opens with an inviting entrance hallway featuring a practical two-piece WC apartment. The impressive dual aspect lounge/dining room extends to around 25 feet and is flooded with natural light, offering an excellent space for both relaxing and entertaining. The fitted kitchen is positioned to the rear with a window and door leading directly to the garden, providing a pleasant outlook and convenient outdoor access. A carpeted staircase leads to the upper level which houses three well-proportioned bedrooms, each offering built-in storage, together with a modern shower room fitted with a contemporary white three-piece suite and electric shower. Further benefits include an economical electric heating system and double-glazed window units throughout.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, fridge and freezer.

Gardens, driveway & garage

The property enjoys delightful private gardens to both the front and rear. The front garden is laid to lawn with colourful borders, and a driveway to the side provides parking for two to three cars and leads to a single garage with power and light. The fully enclosed rear garden offers an excellent degree of privacy and is designed for easy maintenance, featuring a lawn with established borders, a paved patio and a raised decked patio with artificial lawn. There is also convenient access to the garage from the rear garden.

Viewing

By appointment through Neilsons on 0131 625 2222.





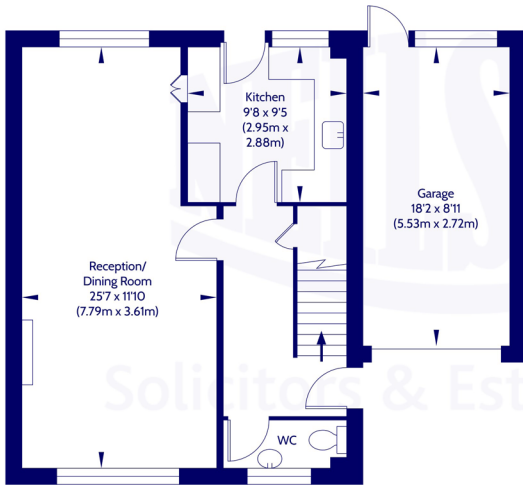
Location

Nestled on the southern edge of Edinburgh, Mortonhall offers a peaceful and leafy residential district while remaining within easy reach of the vibrant city centre. Surrounded by scenic green spaces, Mortonhall is best known for its proximity to the Pentland Hills Regional Park, Mortonhall Estate and Braid Hills, making it an ideal location for walkers, cyclists and nature lovers. Despite its semi-rural feel, the area is only a 15–20 minute drive or bus ride from the city centre, with regular public transport options available, including a short walk from the bus top which provides services directly to Edinburgh Airport and the City Centre. The City Bypass which links to the main Scottish motorway network is just a short drive away providing a great base for the commuter. Local amenities include supermarkets, reputable schools and leisure facilities, as well as easy access to neighbouring communities such as Fairmilehead, Liberton and Morningside. Mortonhall offers a superb balance of calm family living and city connectivity – perfect for families, professionals and retirees alike.

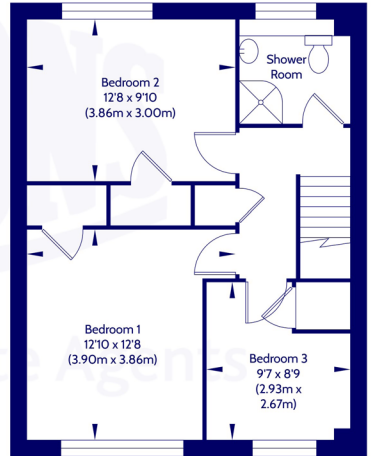




Approx. Gross Internal Floor Area 96 Sq M / 1025 Sq Ft.



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

