

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
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espc

8 Mortonhall Park Gardens, Edinburgh, EH17 8SL
1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: F

Location

This three-bedroom detached home is situated in a quiet cul-de-sac, in Mortonhall, a popular district just four miles South of the City Centre.

The property is well placed for easy access to numerous amenities including, a Sainsbury's, Tesco, and garden centre. A more extensive selection of shops are available at the nearby Straiton Retail Park and Cameron Toll Shopping Centre.

There are excellent transport links such as the bus running to the City Centre and beyond. The property is also conveniently located in close proximity to the Bypass and motorway network making a commute to the City Centre and further afield easy.

The property also benefits from a variety of outdoor spaces nearby such as The Pentland Hills, The Mortonhall Estate, The Braid Hills, the accompanying golf course, and the Hillend ski slope. Schooling is also accessible nearby.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

Entrance hall.

Three generously proportioned bedrooms, one with built-in wardrobe space.

An additional benefit of one bedroom being located on the ground floor, which is ideal for accessibility.

Spacious living room with dining area, fireplace, and patio doors with direct access to the landscaped back garden.

Kitchen with cooker, washing machine, and fridge freezer. These items are believed to be in good working order, however their condition is not warranted.

Double glazing.

Electric heating.

Large windows throughout the property.

Driveway leading to the single-car garage.

Well-maintained gardens to front and rear of property.



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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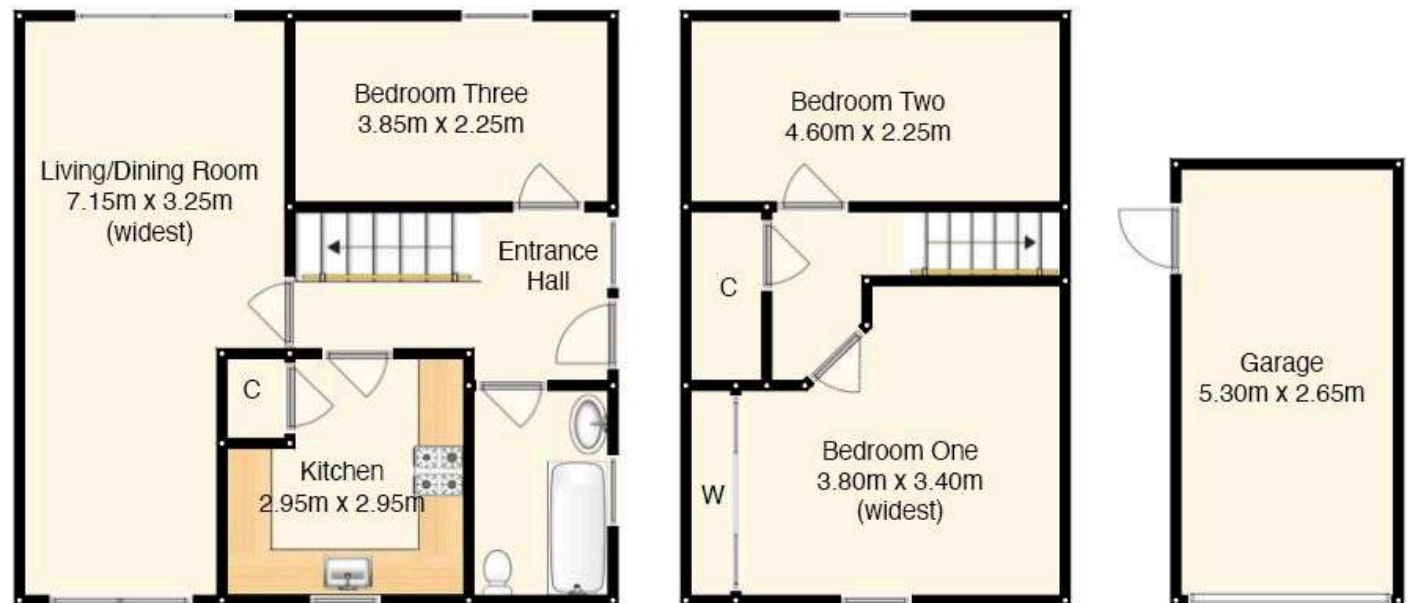
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 87m²
Garage 14m²

