



## Location

This 3 bedroomed, semi-detached house is situated in Mortonhall, a popular district just off Frogston Road East, four miles South of the City Centre.

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

There are a variety of outdoor spaces available from the doorstep, including the Morton Hall Estate, Braid Hills and Pentland Hills. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre, the Braid Hills Golf Course and David Lloyd gym at Shawfair are all within easy reach.

The area is well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. The Edinburgh City Bypass is also close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance hall/porch

Bright living/dining room with gas fire

Fitted kitchen with door to rear garden and garage. Built in hob and oven, extractor fan, fridge freezer and washing machine: these items are believed to be in good working order though their condition is not warranted

2 double bedrooms and one single

Family bathroom with shower over bath, WC and wash basin

## Extra features

Double glazing

Gas central heating

Gardens to front and rear

Semi detached garage to rear



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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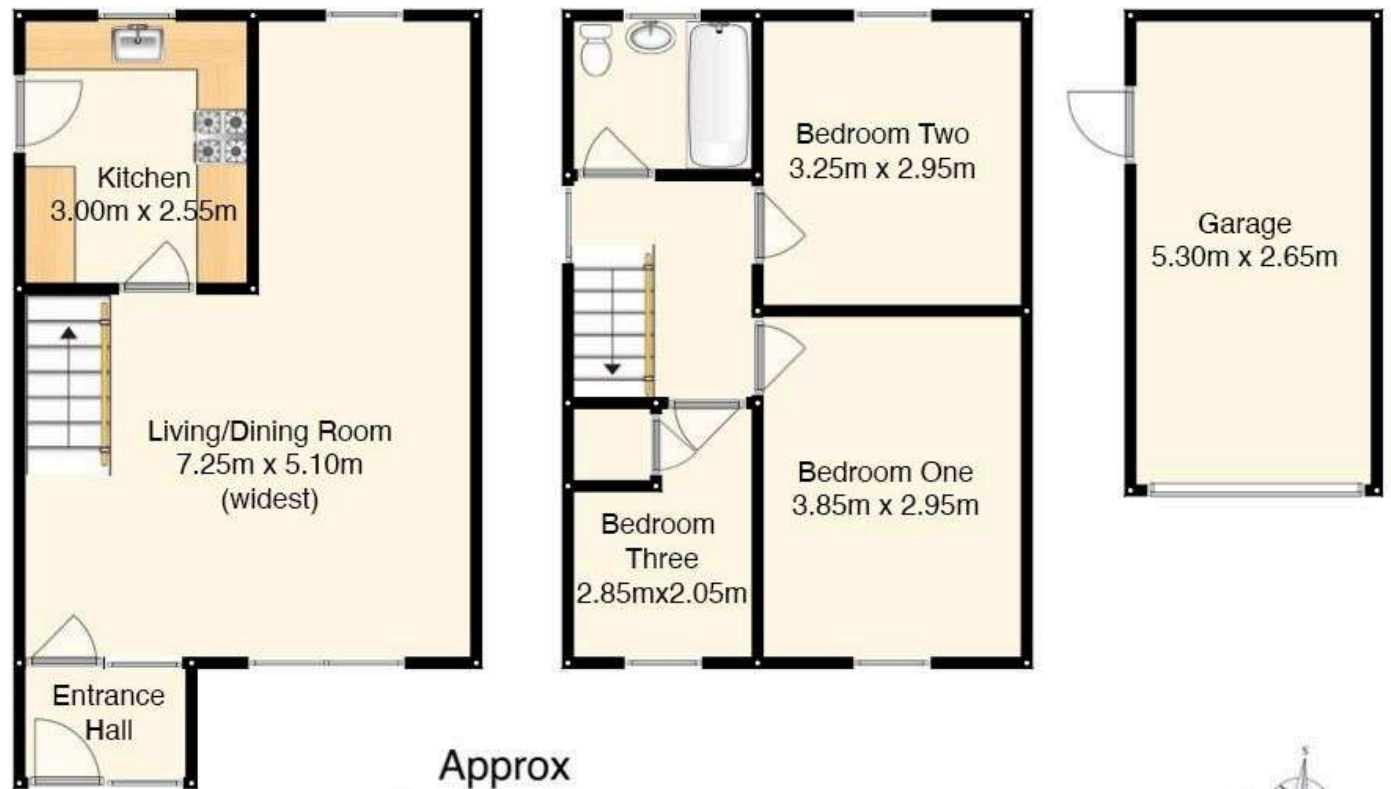
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

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 78m<sup>2</sup>  
Garage 14.5m<sup>2</sup>

