



39 Mountcastle Crescent
EDINBURGH, EH8 7SB

Property
PARIS STEELE
01620 497497 | parissteele.com

A bright and spacious 3-bedroom bungalow in the popular residential neighbourhood of Mountcastle.



PROPERTY DESCRIPTION

Lying in the popular residential location of Mountcastle, this three-bedroom bungalow with gardens and parking offers bright, versatile and deceptively spacious accommodation. With a delightful south-facing front garden bordering the driveway, this much-loved family home makes a wonderful first impression.

Entering the vestibule and hallway you move straight through to a bright sitting dining room with bay windows overlooking the rear garden. Featuring a warm interior design, plush carpeting, and a coal effect gas fireplace it is a cosy and inviting space. Returning to the hallway and the modern galley kitchen with side garden access features white wall and floor units, quartz-effect worktops, and a natural-hued splashback. Integrated appliances include an induction hob, extractor hood, and oven.

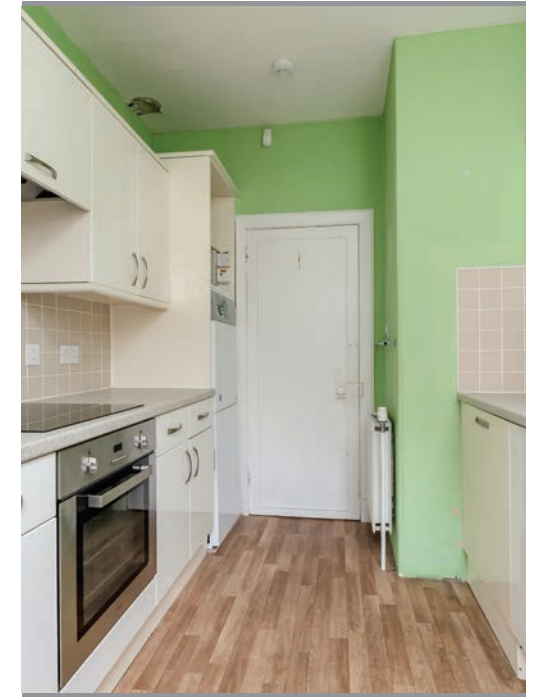
The three light-filled and carpeted double bedrooms offer versatility and are each well-presented with the south-facing principal showcasing a bay window, built-in shelving and a feature

fireplace. Completing the internal layout is a modern shower room equipped with a WC, bidet, and washbasin built into vanity.

Externally, a private driveway, a south-facing front garden blending a mature lawn with pretty borders, and a rear enclosed garden boasting a lawn, established shrubbery and trees.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds and curtains, and integrated kitchen appliances are to be included in the sale.



PROPERTY FEATURES

- α Three-bedroom bungalow
- α Bay windowed sitting dining room
- α Modern galley kitchen
- α Three versatile double bedrooms
- α Well-appointed shower room
- α Generous attic space
- α Front and rear gardens
- α Driveway
- α Double glazing
- α Gas Central Heating

EDINBURGH

Lying three miles east of Edinburgh City Centre, Mountcastle is a popular residential Edinburgh neighbourhood.

Close to Portobello, residents enjoy swift access to miles of award-winning beach, bars, restaurants, cafés, and independent stores. Ocean Terminal with its gym, multiplex cinema and high-street retailers is less than 20 minutes by car whilst Fort Kinnaird retail Park and a 24hr ASDA are less than a 10-minute drive.

Recreational opportunities include walks along the historic Portobello promenade along with activities at the nearby historic A-listed swimming pool, five-a-side football pitches, and many leafy parks and green space. Meadowbank Sports Centre is within easy reach as is Holyrood Park.

There is primary and secondary school provision, and it is an excellent location for Queen Margaret University.

Regular bus services take you into the city centre in approx. 30 minutes, and there is easy access to the A1 and City Bypass. An efficient train line takes you from Brunstane Train Station into Edinburgh Waverley.



PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's talk

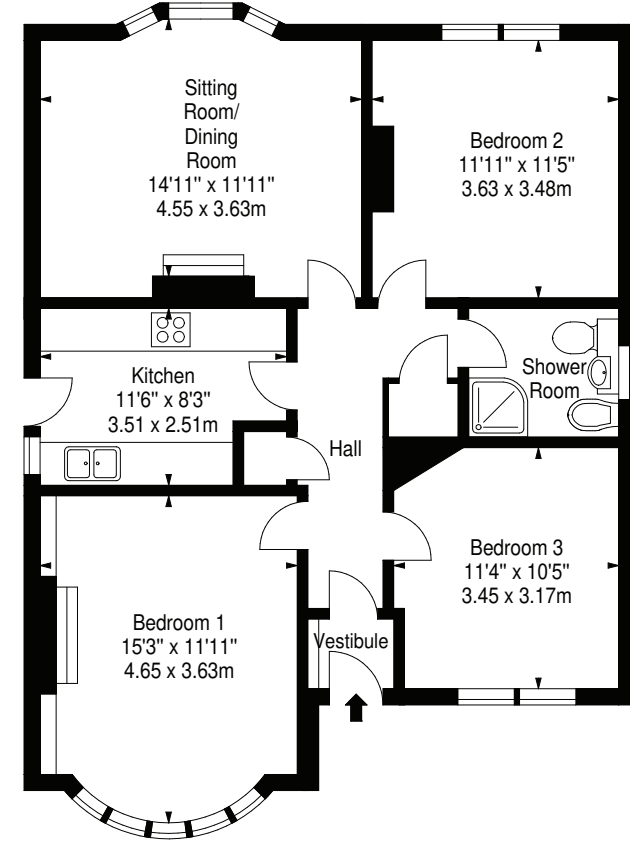
01620 497 497

property@parissteele.com

**Mountcastle Crescent,
Edinburgh,
Midlothian, EH8 7SB**



Approx. Gross Internal Area
884 Sq Ft - 82.12 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.