

**20 Mountcastle Green,
Edinburgh, EH8 7TD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED
FOUR-BEDROOM, DETACHED HOUSE



Beautifully presented, four-bedroom, detached house, situated in a quiet cul-de-sac in the popular Mountcastle area in Edinburgh, close to local amenities, schools and Fort Kinnaird shopping centre is a short drive away. This property offers bright, spacious accommodation over two floors and has been very well extended. On the ground floor there is a welcoming hallway, with good storage, a lovely, light filled living room, with a gas flame fire and picture window. A very smart, dining kitchen, with a good range of modern, white units, a Kettle boiling water tap, appliances and plenty of space for dining and French doors lead out to the garden. Also, on this floor there is a double bedroom, with en-suite shower room, ideal as a fourth bedroom, guest accommodation or a home office. On the upper floor there is a master bedroom with a linen cupboard, an en-suite shower room, with a utility cupboard, housing the washing machine and tumble dryer, a further two double bedrooms and a family bathroom. To the front of the property there is a good-sized driveway and to the side there are two raised beds. The rear garden is fully enclosed and has an area of lawn, a paved seating area and two stores.

- Hall
- Living room
- Dining kitchen
- Two double bedrooms with en-suites
- Two further double bedrooms
- Family bathroom
- Double glazing
- Gas central heating
- Garden
- Driveway





MOUNTCASTLE

Located to the east of the City Centre, Mountcastle is well situated for a good range of amenities in the vicinity, including a post office and a Morrisons Supermarket. The Meadowbank Retail Park is also only a short drive away as well as Fort Kinnaird Retail Park with an excellent range of high street shops. Schools catering for all age groups are easily accessible and recreational facilities in the surrounding areas include a library, golf courses, new Meadowbank Stadium, Figgate Park and Holyrood Park/Arthur's Seat providing many scenic walks. Portobello, also only a short bus drive away, offers a comprehensive range of shops and amenities with various leisure pursuits available including the popular beach with promenade. A frequent public transport service operates to many parts of the city with access available to the city by-pass linking with major motorway networks.



Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, microwave, hob, fridge freezer, dishwasher, wardrobe in master bedroom and two external stores are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

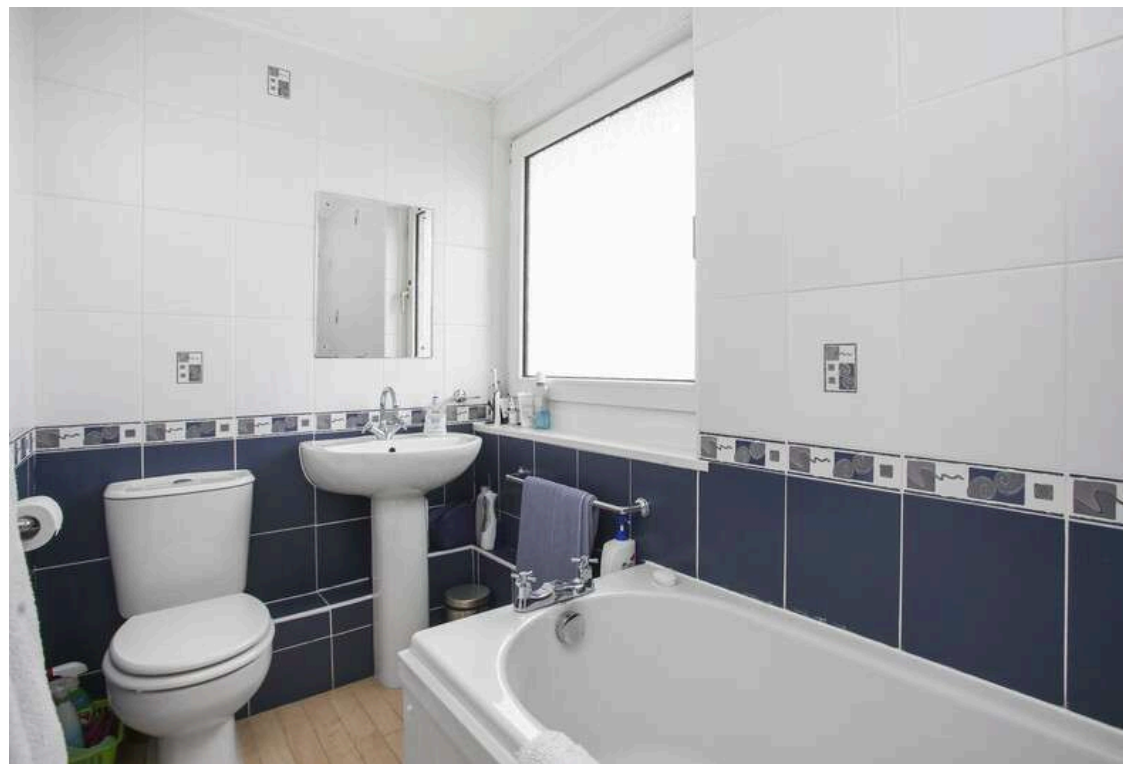
Home Report Valuation

£430,000

EPC Rating

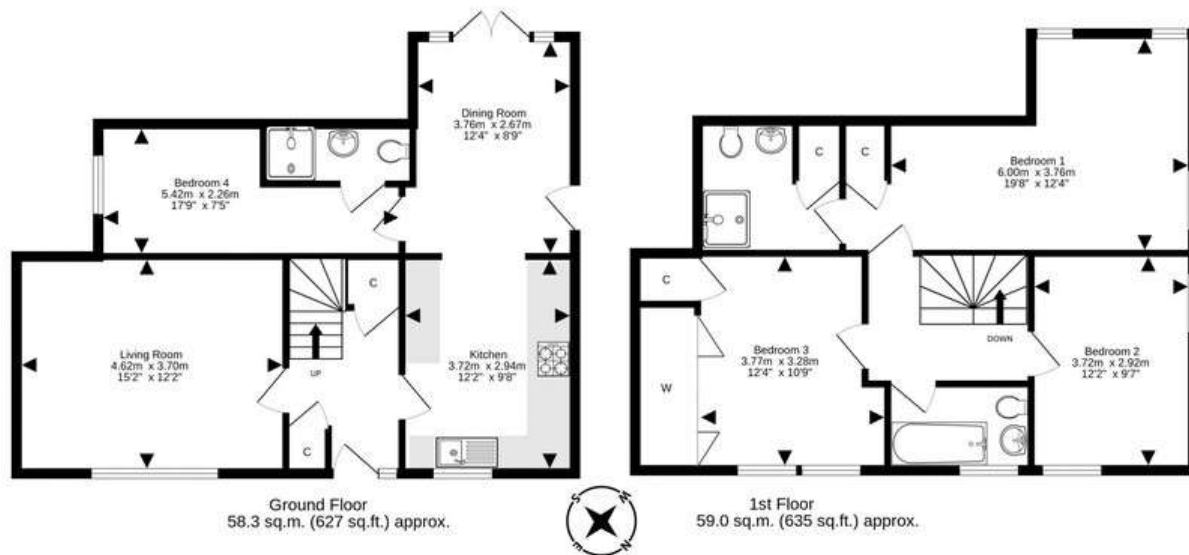
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