





## Beautifully presented Three-bedroom, end-terrace house

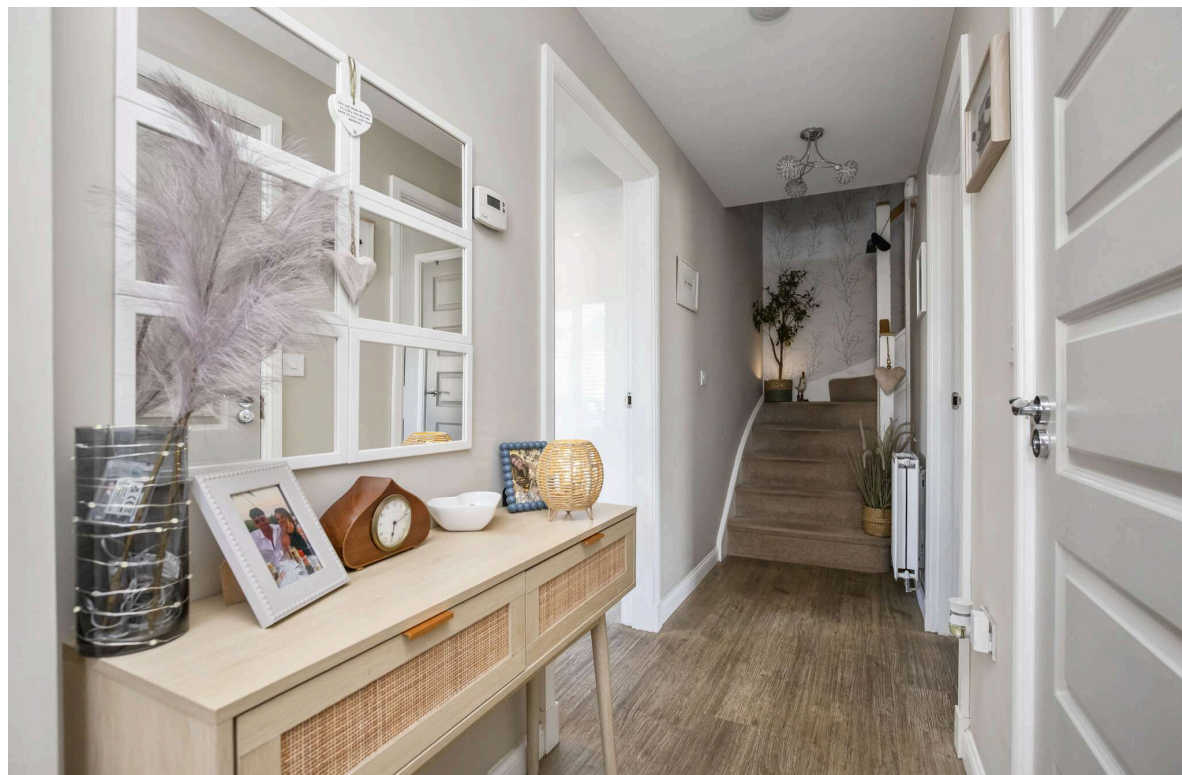


This beautifully presented, three-bedroom, end-terrace house is situated in a modern development in the popular Mortonhall area of Edinburgh, close to excellent amenities, including a new Primary School, lovely Mortonhall estate walks/garden centre and easy links to the city by-pass and the M8. Although an end-terrace house, it feels like a detached house because it is attached at the rear only, viewing is recommended to appreciate this. The property has been extremely tastefully decorated throughout, with eye catching wall paper on feature walls, attractive flooring and blinds, ideal for those looking for a property in walk-in condition. On the ground floor there is a welcoming hallway, with storage, a lovely, bright lounge, with double aspect windows, a built-in TV unit and a cupboard. The dining kitchen is particularly attractive, with smart, modern units, appliances and patio doors open into the garden. There is also a cloakroom with W.C. on this floor. On the upper floor there is a master bedroom, with a fitted wardrobe and ensuite shower room, with a walk-in shower and smart fittings. There are two further double bedrooms and a family bathroom, benefiting from a bath and a separate shower cabinet. There is a partially floored attic. To the front and side of the house there is an area of garden, laid to lawn and edged with hedging. To the side there is a private, enclosed garden, with side access, an area of lawn, a patio and seating area and a covered pergola to enjoy the garden in all weathers. There is residents parking next to the house.

### Key Features

- Hall
- Lounge
- Dining kitchen
- Cloakroom with W.C.
- Master bedroom and ensuite
- Two further double bedrooms
- Bathroom
- Gas central heating and double glazing
- Front and rear garden
- Residents parking

Factored by Ross & Liddell - approx. £61 per 6 months, for maintenance of common areas





## Mortonhall

The popular Mortonhall area of Edinburgh lies approximately five and half miles to the south of the City Centre. There is a good choice of amenities available such as Straiton Retail Park, Gracemount Lesiure Centre and with Edinburgh City Centre also being within easy reach. The property is within walking distance of Mortonhall Estate and Garden Centre, along with easy access to the Hillend Ski Centre. Schooling is well represented from nursery to senior level. An excellent public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.



## Extras

All fitted floor coverings, blinds, light fittings, oven, hob, fridge freezer, washing machine and dishwasher 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](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

E

## Home Report Valuation

£320,000

## EPC Rating

B

## Tenure

Freehold

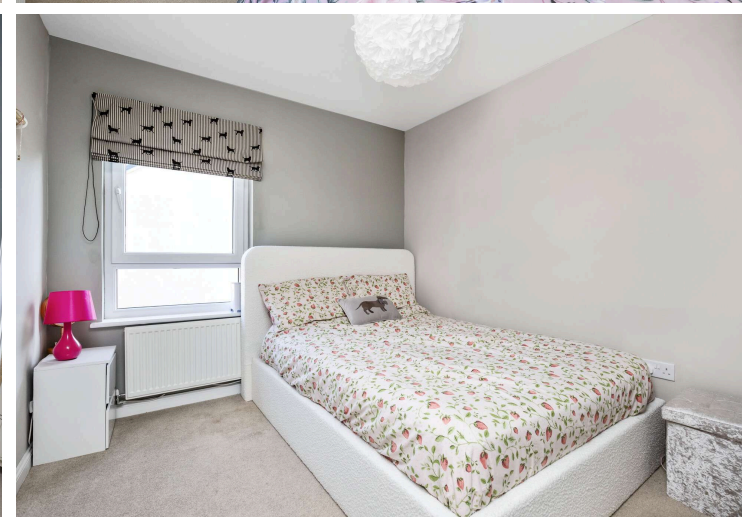
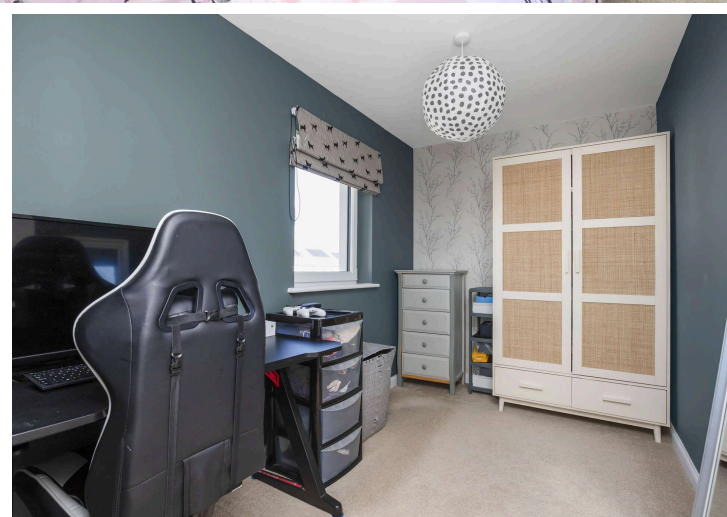
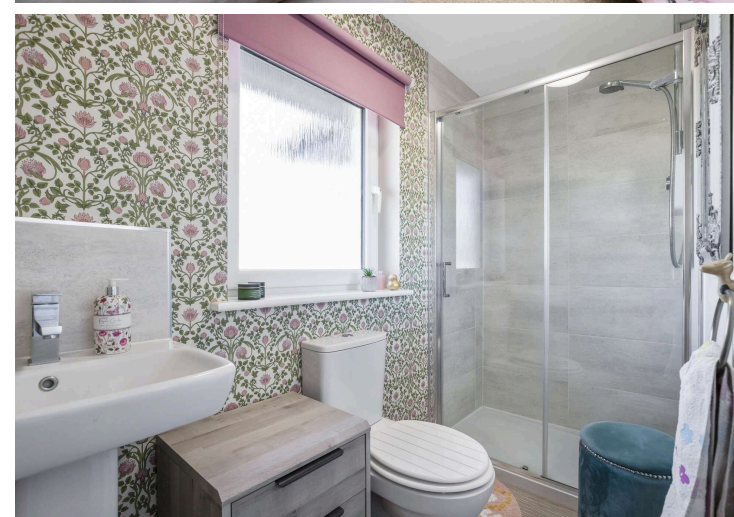
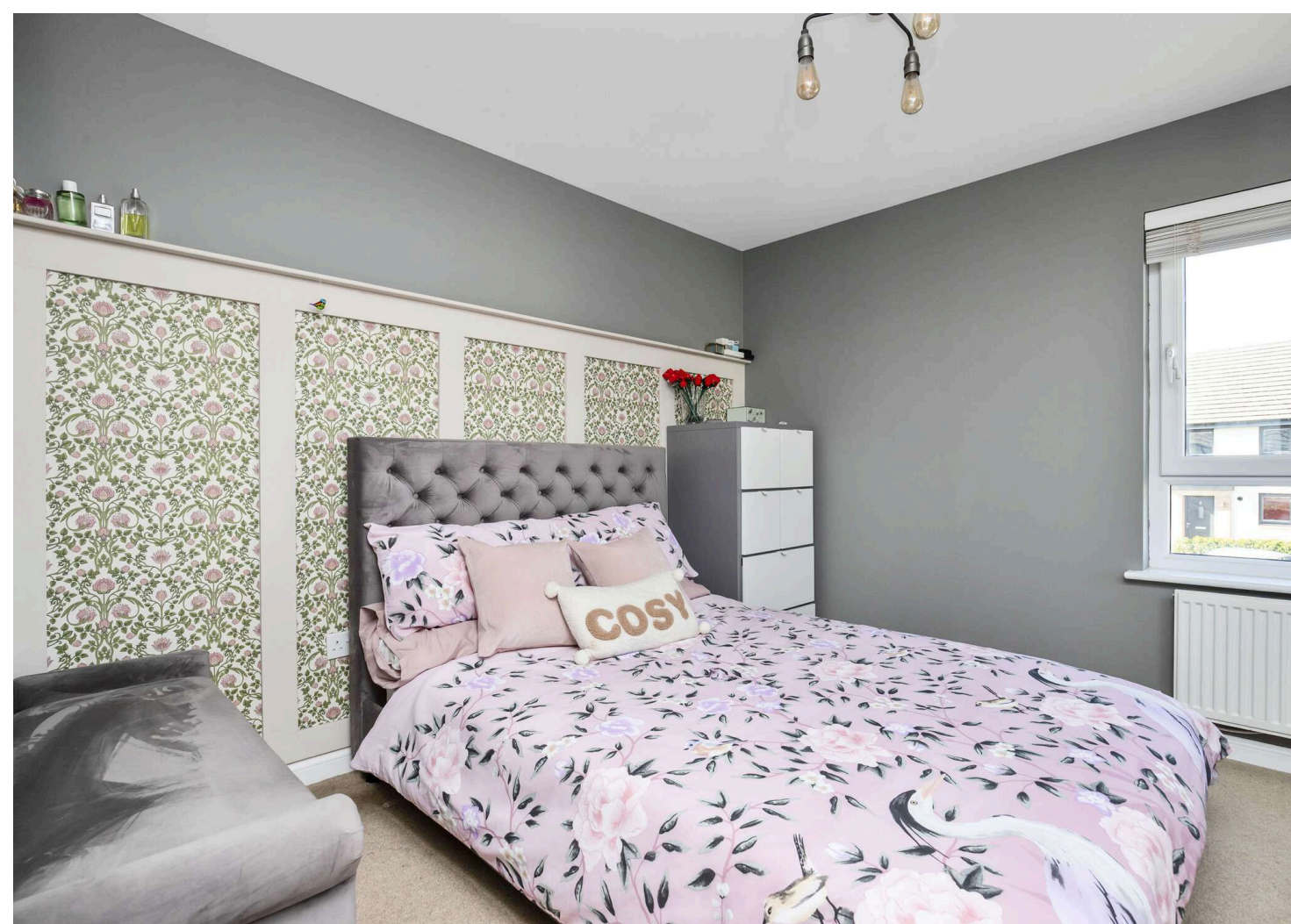








*"Beautifully presented, with eye catching décor throughout, ideal for families looking for a property in walk-in condition"*



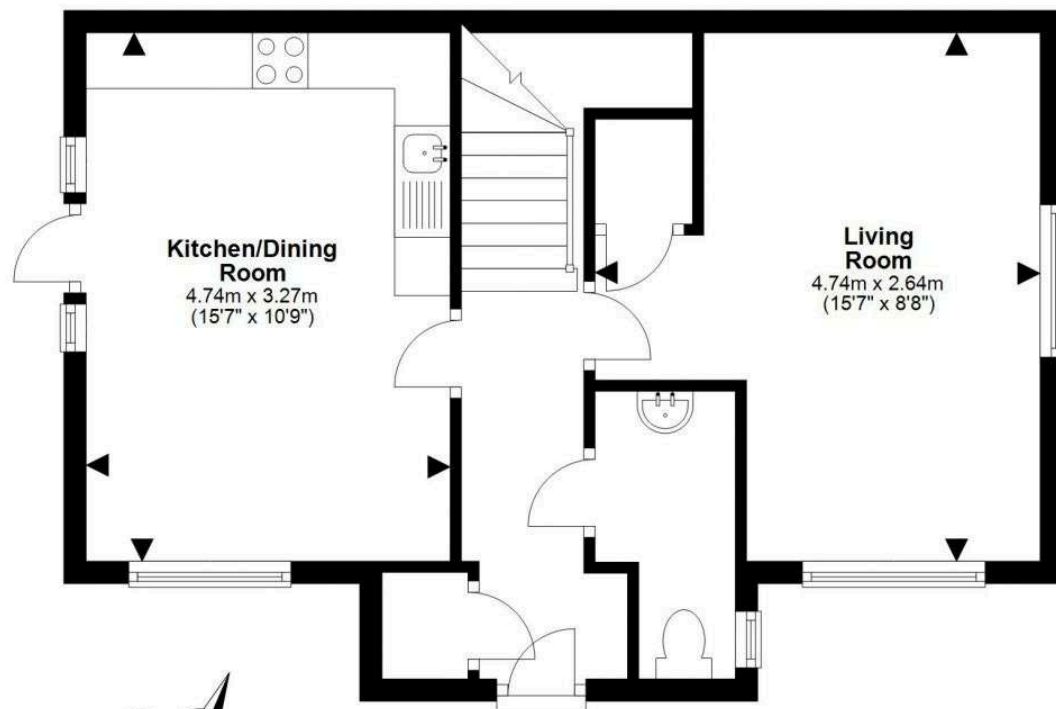




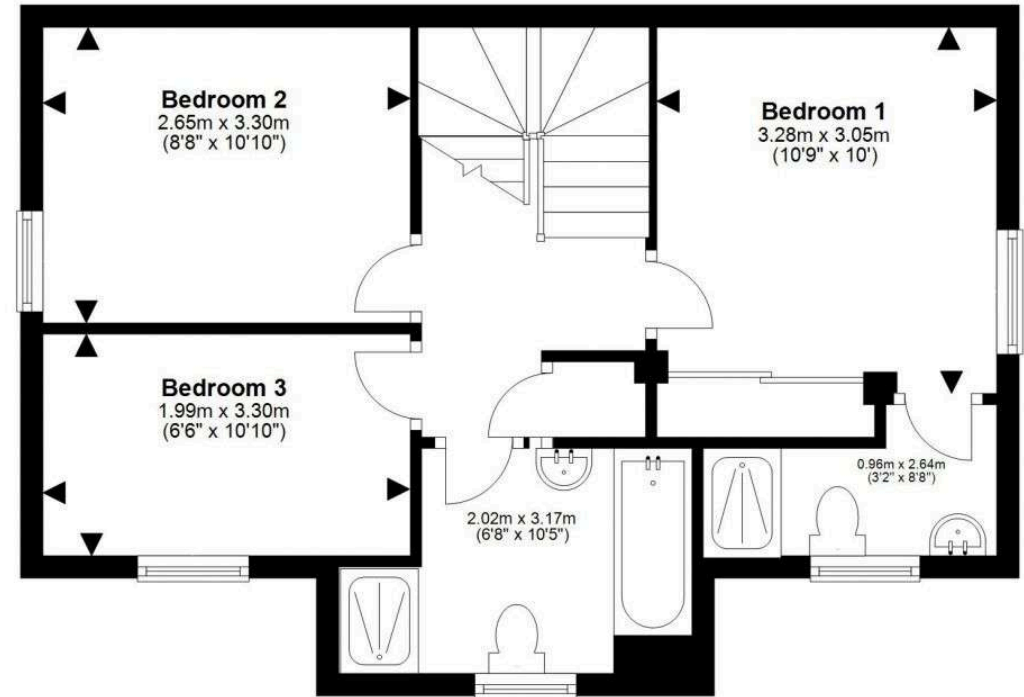








**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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