



55 Mountcastle Crescent,
Mountcastle, Edinburgh, EH8 7SB





55

Mountcastle Crescent

Beautifully presented lower villa offering well proportioned accommodation in this popular and highly regarded residential district to the east of the city.

- Welcoming hallway w/storage
- Spacious living room w/wood burning stove
- Stylish kitchen w/garden access
- Two generous south-facing bedrooms w/ built-in wardrobes
- Three-piece shower room
- Gas central heating & double glazing
- Private gardens
- Garage & on-street parking

Offers Over £230,000

Home Report: £240,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

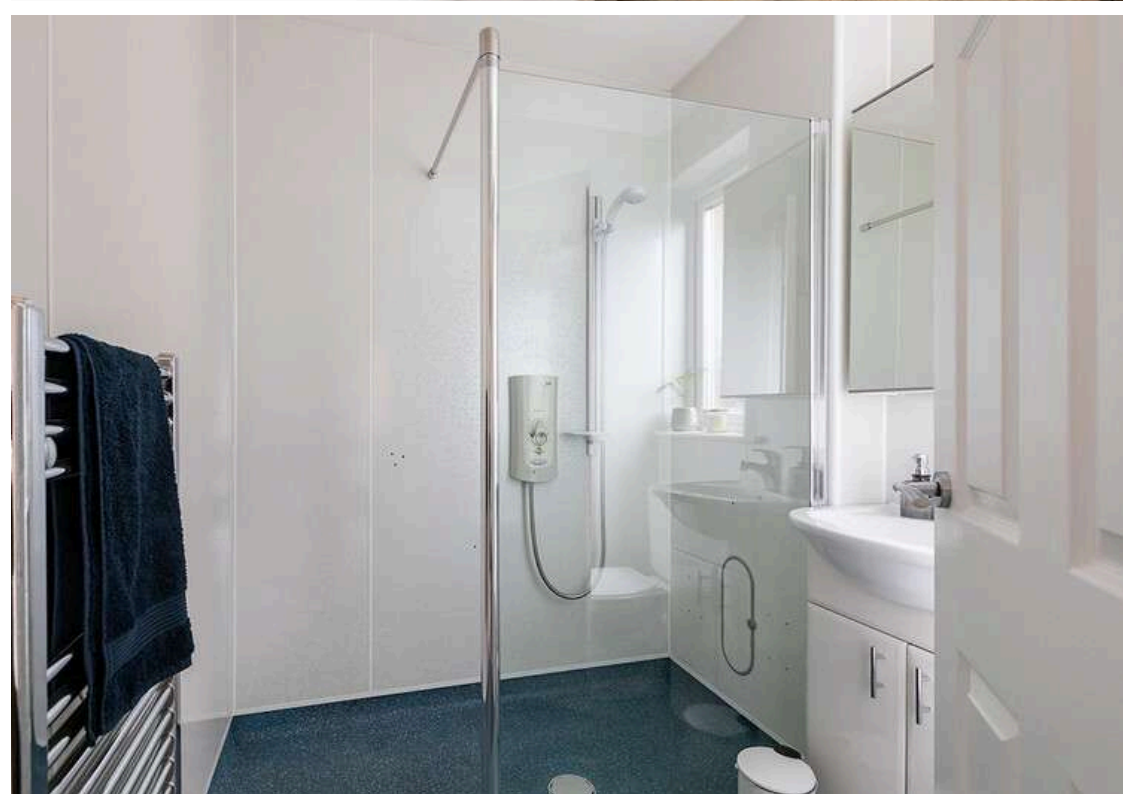
The accommodation has been meticulously maintained and tastefully upgraded and comprises broad reception hall, lounge with feature wood-burning stove, quality fitted kitchen, two double bedrooms with built-in wardrobes and shower room with large walk-in shower. It also enjoys the benefit of gas central heating with a combination boiler and double glazed window units.

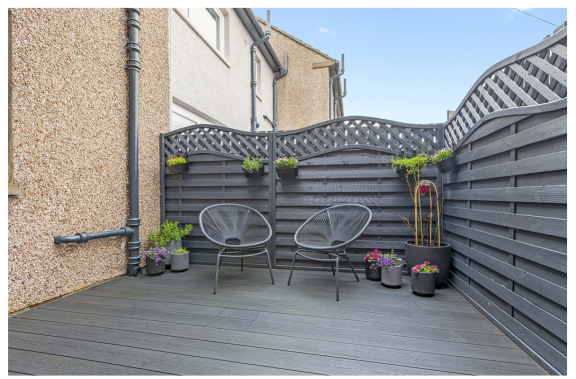
There is an area of mature private garden ground to the side of the building and a sunny, west-facing private patio accessed off the kitchen which affords a good measure of privacy and seclusion. A single garage affords secure off-street parking and there is unrestricted on-street parking on Mountcastle Crescent itself.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

Extras: To include all fitted flooring, curtains and blinds, light fixtures, oven, hob, extractor hood, fridge/freezer, and washing machine in the sale.



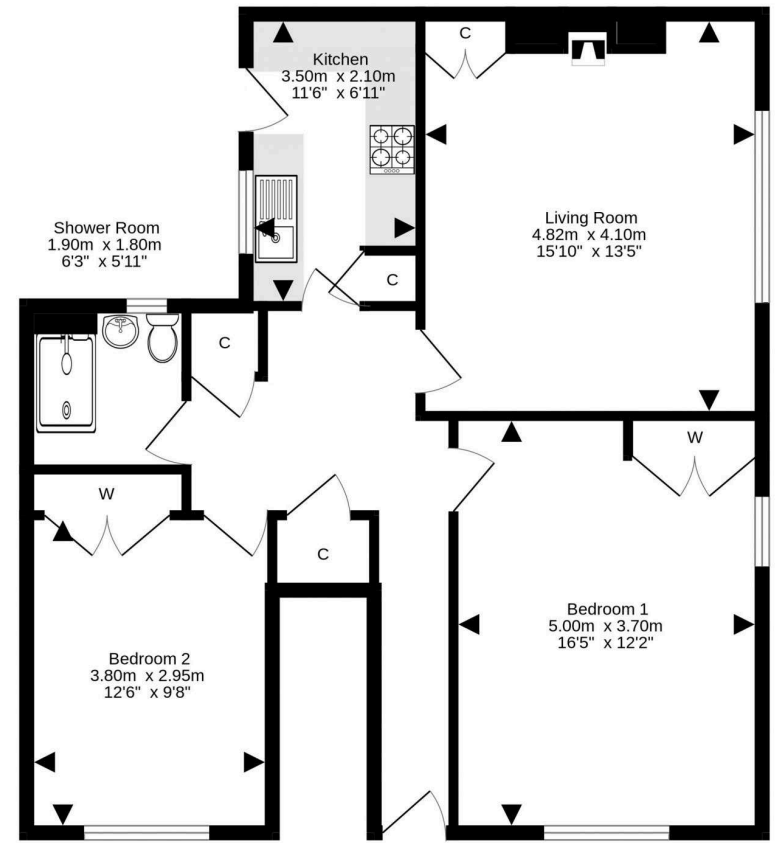
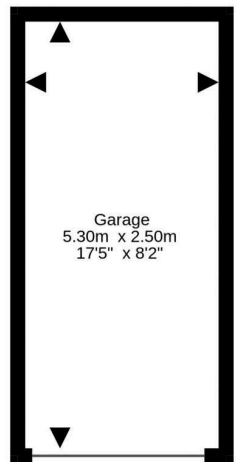




Approximately two miles east of the city centre and northwest of Portobello, the residential suburb of Mountcastle is popular with families and young professionals alike owing to its fantastic transportation links and local amenities. These include independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station. Nearby Portobello High Street offers traditional shops, bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance.

Nearby Arthur's Seat and Salisbury Crags offer lovely walks and hiking. For sport and fitness enthusiasts, nearby Meadowbank Sports Centre offers state-of-the-art facilities.

Mountcastle is served by excellent local schools in both the public and private sectors. Due to its close proximity to the A1, Mountcastle enjoys convenient links into the city centre, including 24/7 bus services, and is also handy for Edinburgh City Bypass and further travel across East Lothian and the central belt.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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