



# 32 Mountcastle Loan

Mountcastle, Edinburgh, EH8 7RB



VMH ESTATE AGENTS





## End of terrace three bed family home in the popular Mountcastle area.

- Sitting/dining room
- Kitchen
- Conservatory
- 3 double bedrooms
- Bathroom and showerroom
- Attic storage space
- Driveway & garage/workshop
- Low maintenance rear garden
- Excellent location close to local amenities
- Electric heating & double glazing



**Offers Over: £340,000**

**EPC Rating: D**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

Located in the popular Mountcastle area of the city this 3 bed end of terrace family home offers generous accommodation and has been freshly decorated for sale.

Internally the property is bright with three spacious double bedrooms and offers ample storage space.

Further benefits include electric heating, double glazing and an integral garage/workshop.

## Extras

All fitted floor coverings, light fittings, blinds, hob, oven, fridge, freezer, dishwasher and washing machine are included in the sale price.





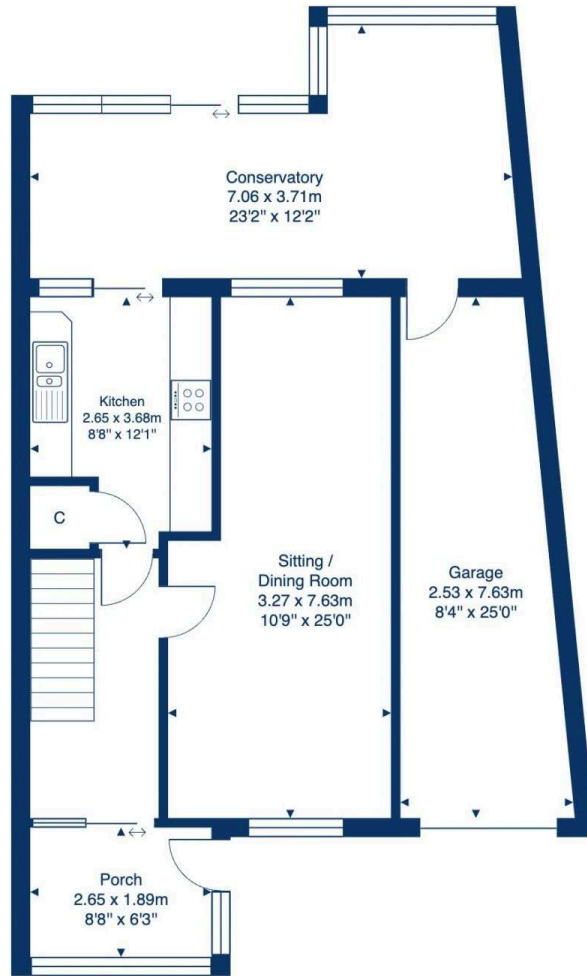


## Location

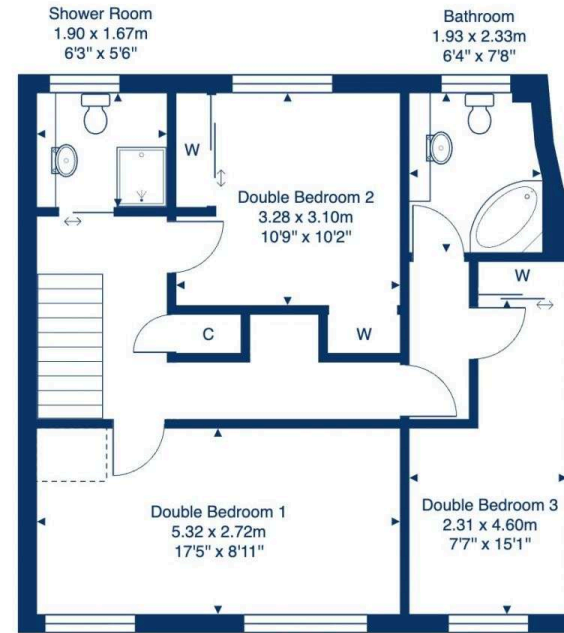
Mountcastle is located to the east of the city and is within reach of excellent shopping at Portobello, Meadowbank, Leith and Fort Kinnaird. Excellent leisure facilities are available close by, including Meadowbank Stadium, a public library, Portobello swimming & fitness centre, and public golf courses at Portobello and Craightinny. There are open spaces nearby including Figgate Park, Portobello beach and promenade, Holyrood Park, Arthur's Seat and Salisbury Crags and there is also a good choice of highly regarded schools at both primary and secondary level. The area benefits from an excellent bus service being within easy reach of the city centre. The city bypass is also within close driving distance which gives access to the motorway network and main routes.



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Ground Floor



First Floor



Total Area: 144.2 m<sup>2</sup> ... 1552 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.