



89 Mountcastle Drive South
EDINBURGH, EH15 3LS

- Hall
- Sitting room
- Dining area
- Kitchen
- Lean to summer house
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Single garage
- Separate laundry room
- Car port
- Gardens front and rear
- EPC: D
- Council tax band: C

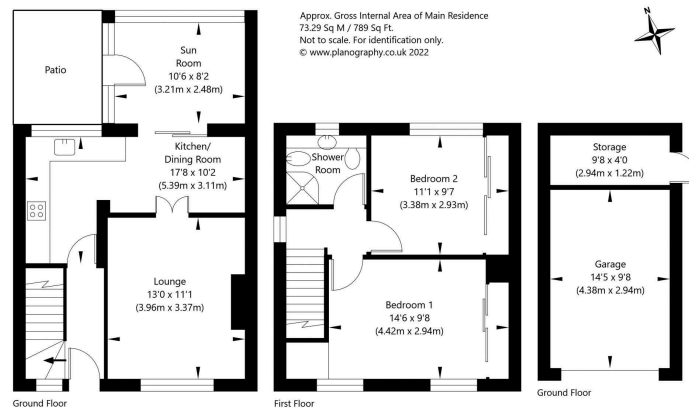




89 Mountcastle Drive South is a well-proportioned, two bedroom, semi-detached villa with garage, situated in the much sought after residential location of Duddingston. This good sized property is in need of complete modernisation however it offers an ideal opportunity for those seeking a traditional family home in an established area of the city. The property has a small area of private garden to the front, a driveway to the side which provides access to the single garage with separate laundry room. To the rear of the house there is a good sized garden which offers great potential. The property has full double glazing and gas central heating.

The accommodation comprises: Hall with under stair storage cupboard, living room with window to front, kitchen with base and wall mounted units and dining area, lean to summer house with access to rear garden. Upper hall with hatch to loft space, two double bedrooms and shower room with shower set in corner unit, w.c. and wash hand basin. Single garage with up and over door and laundry room to rear with plumbing for automatic washing machine.

Mountcastle Drive South situated in the much sought after Duddingston area of Edinburgh and is located approximately 3 miles east of Princes Street and the city centre. The property is in the catchment for the highly regarded St Johns RC Primary School and Portobello High School. There are excellent local amenities within easy walking distance on Milton Road West and further facilities at nearby Portobello where there is a large Aldi Supermarket and a wide range of excellent private retailers which offer a good variety of shopping experiences as well as lovely coffee shops. Newcraighall Retail Park is only a short drive from the property and offers a wider range of larger retailers including Marks and Spencers as well as having a selection of restaurants, coffee shops and a Cinema complex. Arthur's Seat and Holyrood Park are within easy walking distance and afford many pleasant walks. Portobello Beach and promenade is also within walking distance or only a short drive away. Edinburgh Royal Infirmary is close by and there is good access to the city by-pass. Regular public transport services operate to and from the city centre and to surrounding areas.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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