



5 Mountcastle Bank  
EDINBURGH, EH8 7TA

Hall  
Living/Dining Room  
Fitted Kitchen  
2 Double Bedrooms  
1 Single Bedroom/Home Office  
3-Piece Bathroom Suite  
Attic  
Private Front & Rear Gardens  
Double Driveway & Single Garage  
EPC: D  
Council Tax Band: E

This attractive, three-bedroom, semi-detached house is quietly situated in a peaceful cul-de-sac in the popular Mountcastle area of Edinburgh. The property is close to local amenities, transport links and Portobello is a short walk away with its fantastic selection of shops, cafes and beach. The family home boasts bright and spacious accommodation over two floors, and further benefits from private gardens, a garage and double driveway.

In brief, the property comprises; Welcoming entrance hallway with modern wooden floors. Generously proportioned dual aspect living/dining room with electric fireplace and patio doors into rear garden. Contemporary fitted kitchen with deep under-stair storage cupboard, and base and wall-mounted units providing ample storage and worktop space, and various white goods. There is also a convenient pass-through unit between the kitchen and dining area. A carpeted staircase leads up to the landing, which provides access to the bedrooms as well as the insulated attic for further storage. Bright and spacious master bedroom. Second double bedroom of good size with double wardrobe and great rear-facing views of Arthur's Seat. Third single bedroom or home office with half-cupboard. Finishing the accommodation is a family bathroom consisting of a three-piece suite including a shower over bath. The property benefits from gas central heating and double glazing throughout ensuring a comfortable living environment all year round.

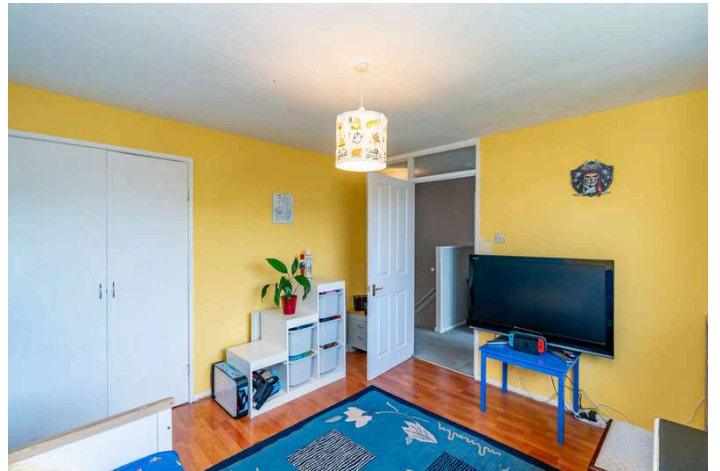
Externally, the property boasts an easily maintained front garden, with a double driveway and single garage for further storage or off-street parking. To the rear is a fully enclosed south-west facing garden with garden shed, as well as green and patio spaces for entertaining or enjoying the sun.

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 walk 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.

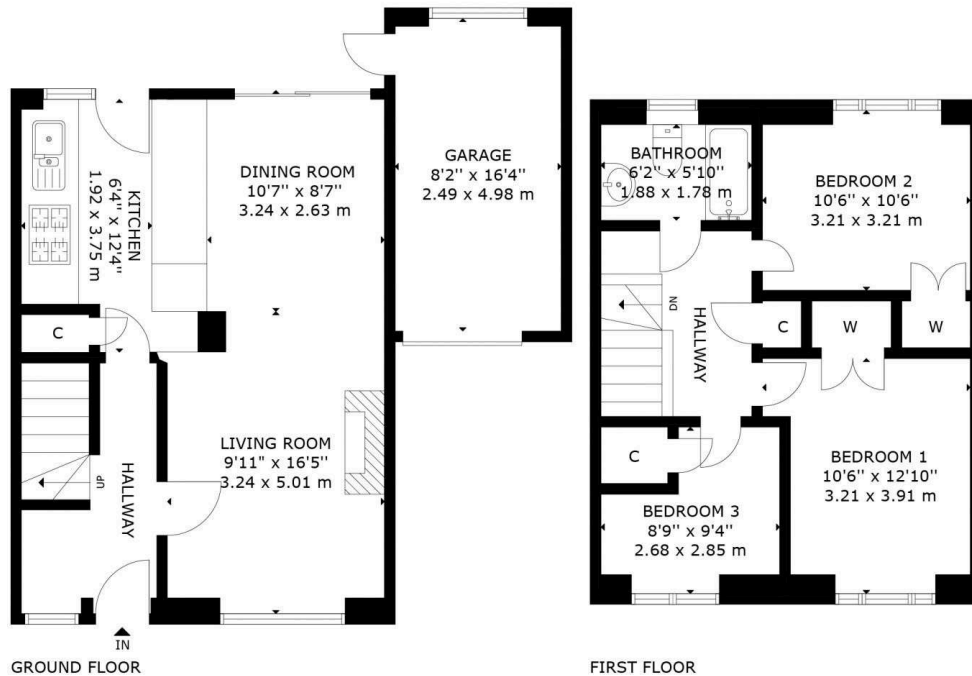












5 MOUNTCASTLE BANK, EH8 7TA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 767 SQ FT / 71 SQ M  
 EXCLUDED AREAS: GARAGE: 10 M<sup>2</sup>/109 SQ.FT  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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