

4 Catchilraw Drive

MORTONHALL, EDINBURGH, EH17 8GE



Spacious Four Bed Detached Family Home In the Gilmerton Area



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home, presented to the market in immaculate condition having been well maintained by the current owners. Inside, the property is a well-proportioned family home with a garage, attic, gas central heating and double-glazed windows, the house also benefits from still being within the 10-year new build warranty.

THE LIVING ROOM



The spacious living area is flooded with natural light and is generously proportioned whilst also leading directly into the rear garden through a set of French doors. The living room offers various possibilities for furniture configuration. In addition to the living room, there is also a home office/snug/play room.

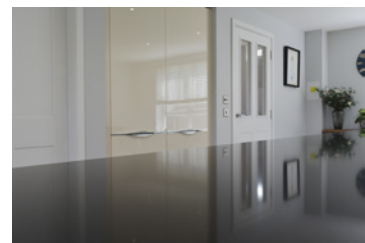
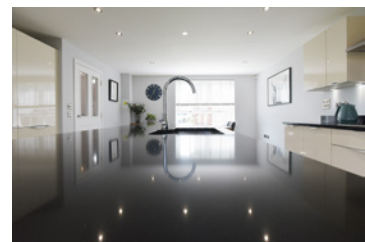
THE OFFICE/SNUG/PLAY ROOM



THE KITCHEN



The fully equipped kitchen has stone worktops, a fan oven, a gas hob and benefits from a breakfasting bar situated on the kitchen island as well as ample space for freestanding dining furniture, the fully equipped utility room is an excellent space to tuck away the mess and get the chores done. The kitchen leads directly into the rear garden from French doors and from the utility, making for an excellent entertaining space when the weather permits.



THE UTILITY & WC



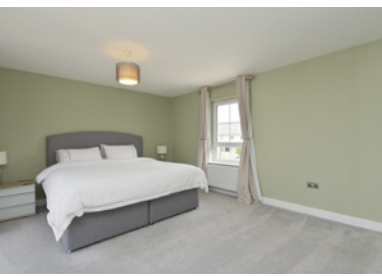


Situated on the first floor the property boasts four generously proportioned double bedrooms of which the master bedroom boasts integrated wardrobes and en suite facilities whilst the other bedrooms have ample space for freestanding storage options. The house further benefits from a large four-piece bathroom which is finished to a high standard, a three-piece en suite shower room as well as a WC on the ground floor.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

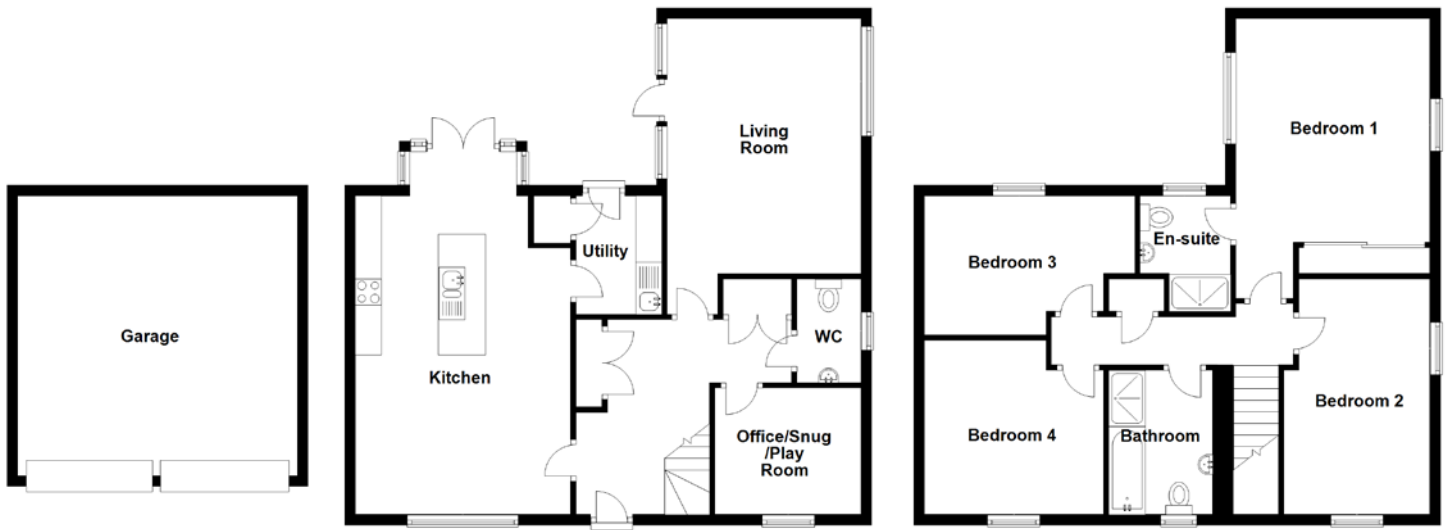


In addition, the property includes a double garage, floored attic with a Ramsay ladder for access as well as ample storage cupboards within the property. The rear garden is well-proportioned and nicely maintained with water and electricity.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

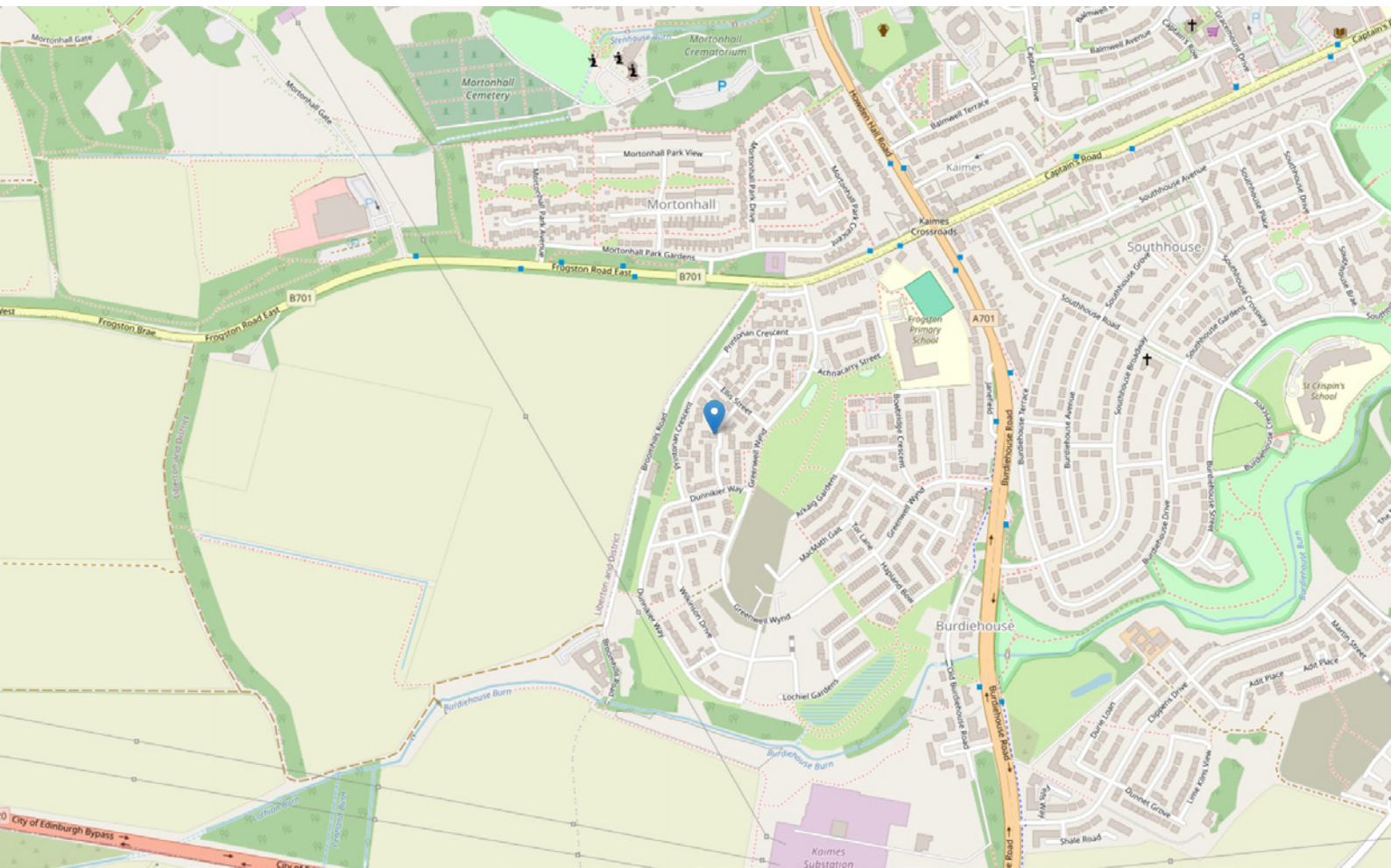


Approximate Dimensions (Taken from the widest point)

Living Room	5.65m (18'6") x 3.71m (12'2")
Office/Snug/Play Room	2.80m (9'2") x 2.42m (7'11")
Kitchen	6.09m (20') x 4.12m (13'6")
Utility	2.27m (7'5") x 1.64m (5'5")
WC	1.98m (6'6") x 1.23m (4')
Garage	5.35m (17'7") x 5.35m (17'7")

Bedroom 1	5.35m (17'6") x 3.76m (12'4")
En-suite	2.21m (7'3") x 1.75m (5'9")
Bedroom 2	4.50m (14'9") x 2.82m (9'3")
Bedroom 3	4.03m (13'2") x 2.64m (8'8")
Bedroom 4	3.43m (11'3") x 3.32m (10'11")
Bathroom	2.76m (9'1") x 1.99m (6'6")

Gross internal floor area (m²): 148m² | EPC Rating: B



THE LOCATION

Mortonhall, located in the southwest of Edinburgh, is a residential area known for its peaceful atmosphere and convenient access to essential amenities. Mortonhall offers a mix of housing options, including detached houses, semi-detached properties, and apartments, providing choices for individuals and families alike. The neighbourhood features well-maintained streets and green spaces, creating a pleasant living environment for residents. While predominantly residential, Mortonhall benefits from nearby green spaces, providing opportunities for outdoor recreation and leisure activities. Residents can enjoy walking trails, open green areas, and playgrounds within close proximity to their homes.





The area enjoys good transport links, with bus services running along main routes, providing connections to Edinburgh city centre and surrounding areas. Nearby roadways, including the A702 and A720 Edinburgh City Bypass, offer convenient access for commuters travelling by car. Mortonhall residents have access to essential amenities within the neighbourhood and nearby areas. Local shops, supermarkets, and dining options cater to everyday needs, while healthcare facilities and recreational amenities such as golf courses and Hillend Ski Centre are available within easy reach, providing convenience for residents. Schooling is also well represented from nursery to senior level. Further amenities can be found at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. Mortonhall boasts a strong sense of community, with local events, clubs, and organisations contributing to a vibrant neighbourhood atmosphere. Residents can engage in various community activities and initiatives, fostering connections and a sense of belonging within the area.

Overall, Mortonhall offers a peaceful residential environment with convenient access to amenities and green spaces, making it an attractive choice for individuals and families seeking a comfortable and well-connected place to call home in Edinburgh.




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