

76/10 Mortonhall Park Crescent

EDINBURGH, EH17 8SX



*BRIGHT AND SPACIOUS 1-BED FLAT IN
MORTONHALL WITH GARAGE & SHARED GARDEN*



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McEwan Fraser Legal is delighted to present this well-maintained one-bedroom flat, set in the peaceful and popular residential area of Mortonhall. With generous room sizes, abundant natural light, and excellent additional features, this charming property is ideal for first-time buyers, downsizers, or investors.

Internally, the property is in great order throughout. The spacious living room is a standout feature, with a large window that floods the space with natural light, creating a bright and welcoming atmosphere. The room easily accommodates both lounge and dining furniture, making it a perfect space to relax or entertain. A modern fitted kitchen provides ample cupboard space and room for appliances, while the contemporary bathroom is finished with a clean, neutral design. The well-proportioned double bedroom offers excellent storage and a comfortable, quiet retreat.

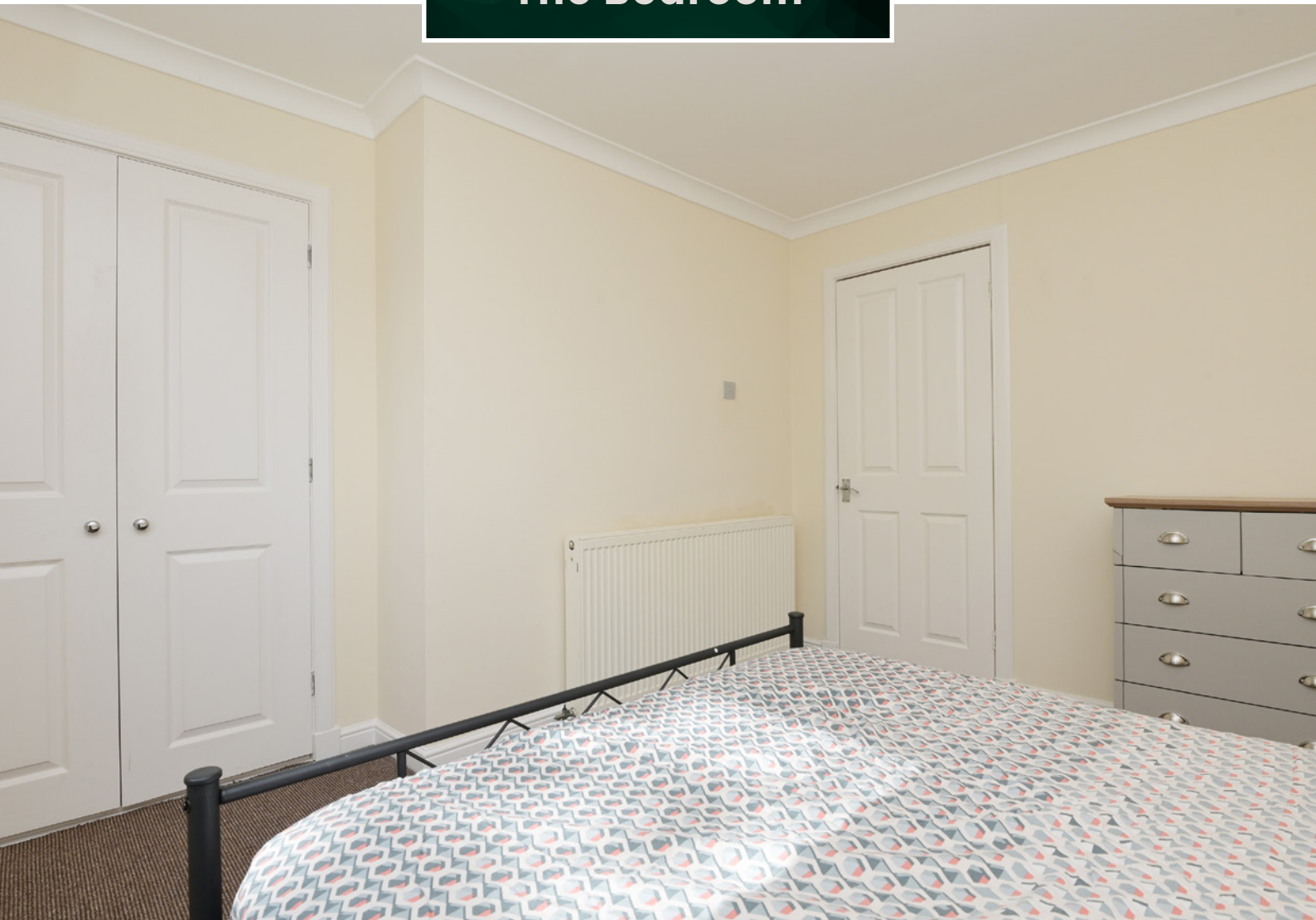
Further benefits include gas central heating, double glazing, a private garage, and access to a shared rear garden—perfect for enjoying some outdoor space in a quiet setting. A fantastic opportunity to secure a bright, spacious home with excellent extras—early viewing is highly recommended.



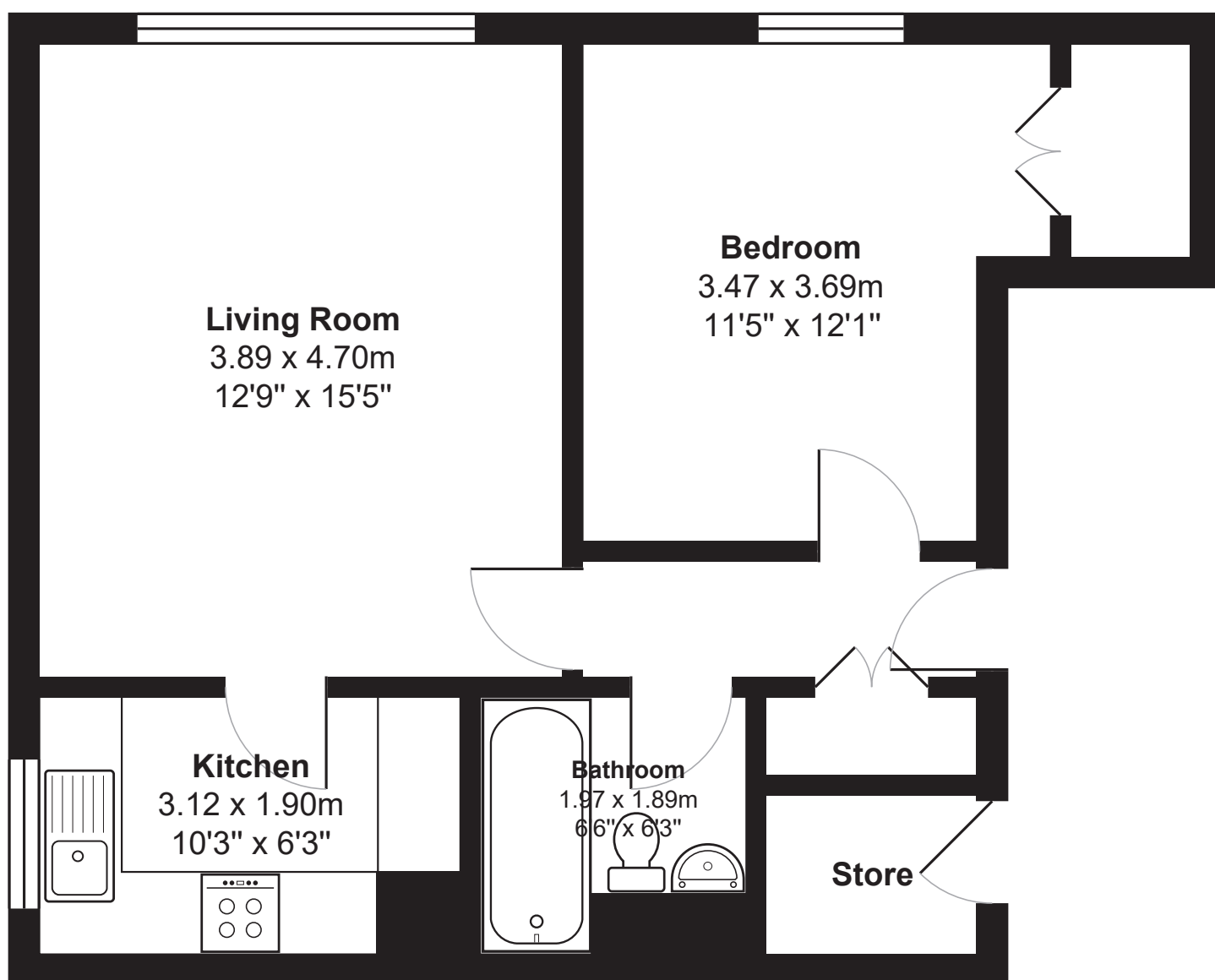




The Bedroom







Gross internal floor area (m²): 49m²

EPC Rating: D





Located in Mortonhall, the property enjoys a peaceful suburban feel while still offering excellent access to local amenities, green spaces, and transport links into the city centre.



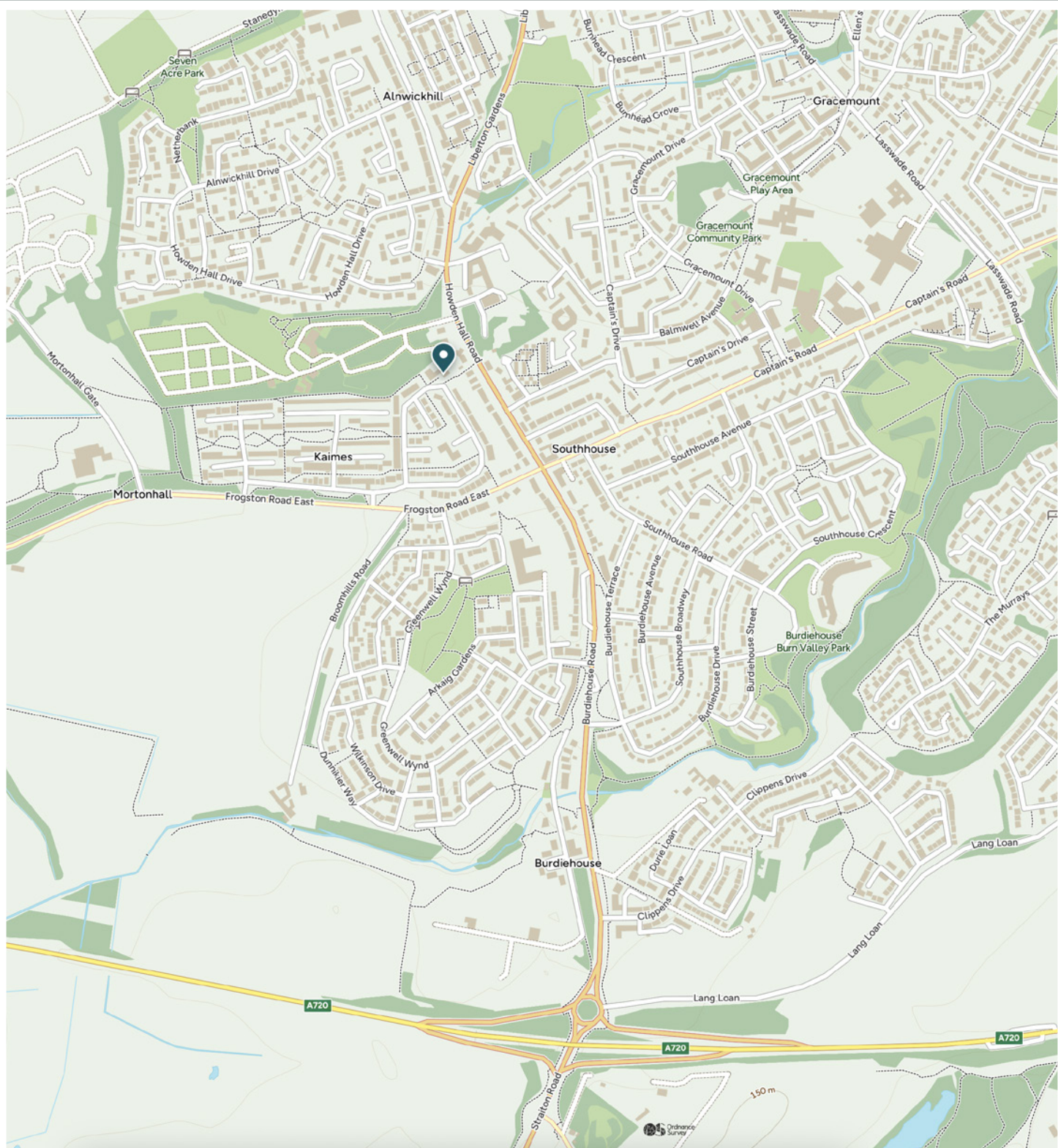


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
THE SCOTSMAN



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