

# 127 Mountcastle Crescent

EDINBURGH, EH8 7SY



*GENEROUSLY PROPORTIONED THREE BEDROOM  
SEMI DETACHED FAMILY HOME IN MOUNTCASTLE*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Edinburgh's popular area of Mountcastle.

Inside, the property comprises a spacious living area with access to dining area, generously proportioned and offers various possibilities for furniture configurations.







There is a fully equipped kitchen which is accessed from the hallway and dining area with hob, fan oven.







The house has three spacious bedrooms, which range in size. There is one main family bathroom on the first floor with a modern three-piece suite.





**Bedroom 2**

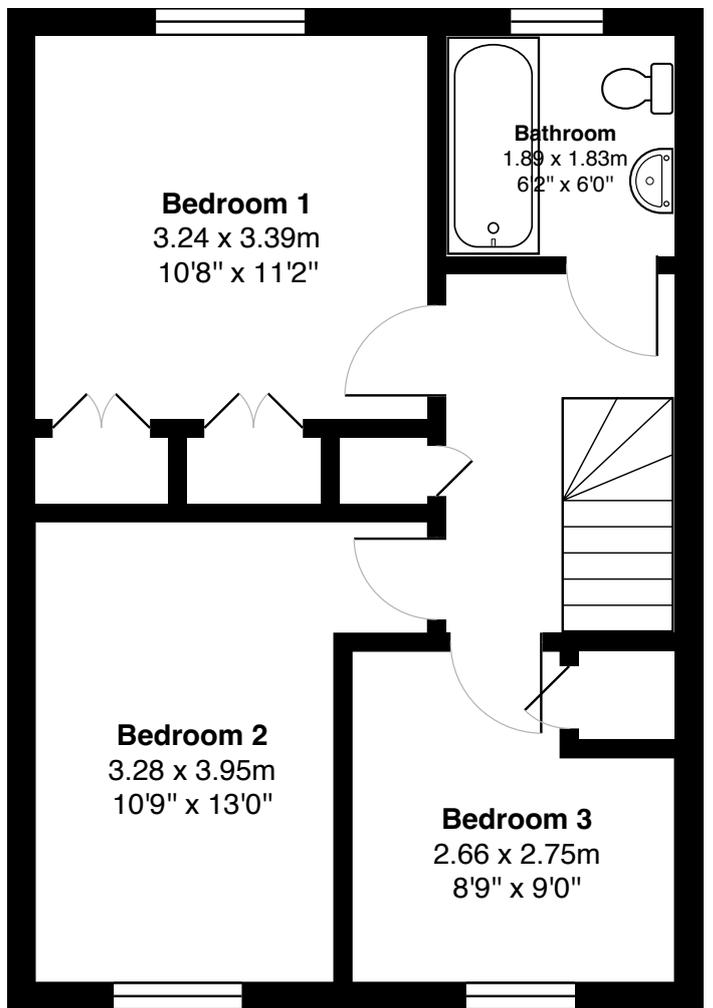
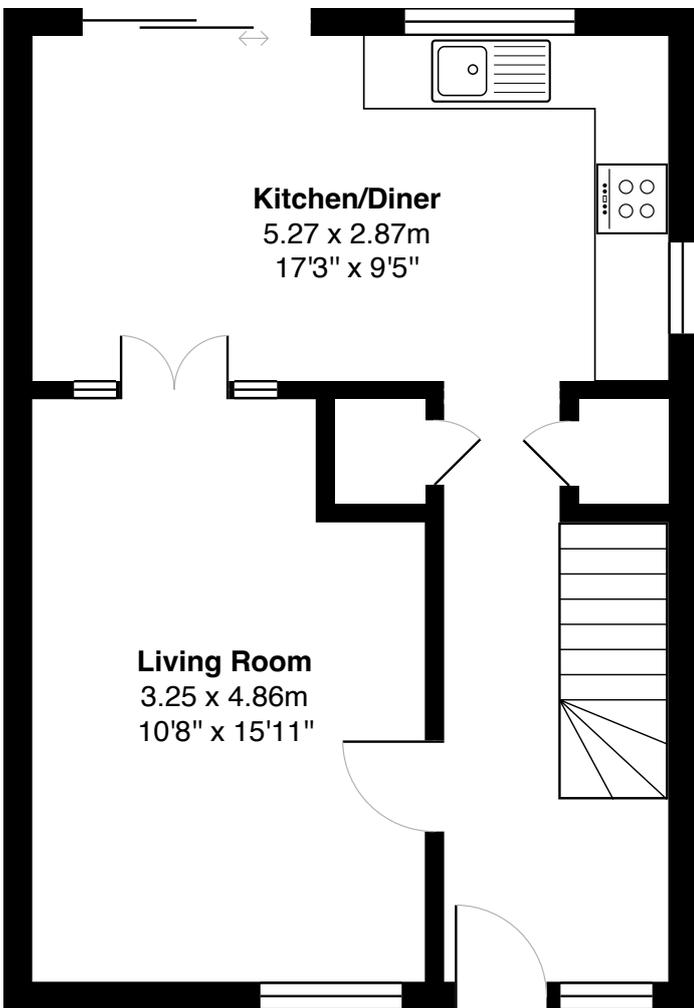




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: D

## Floor Plan



In addition to this, the property includes a generous garage with a new felted roof with a private front side and rear garden, which is low maintenance. The house is fully double-glazed and has gas central heating and makes for a warm and cost-effective home year-round.





## PORTOBELLO BEACH

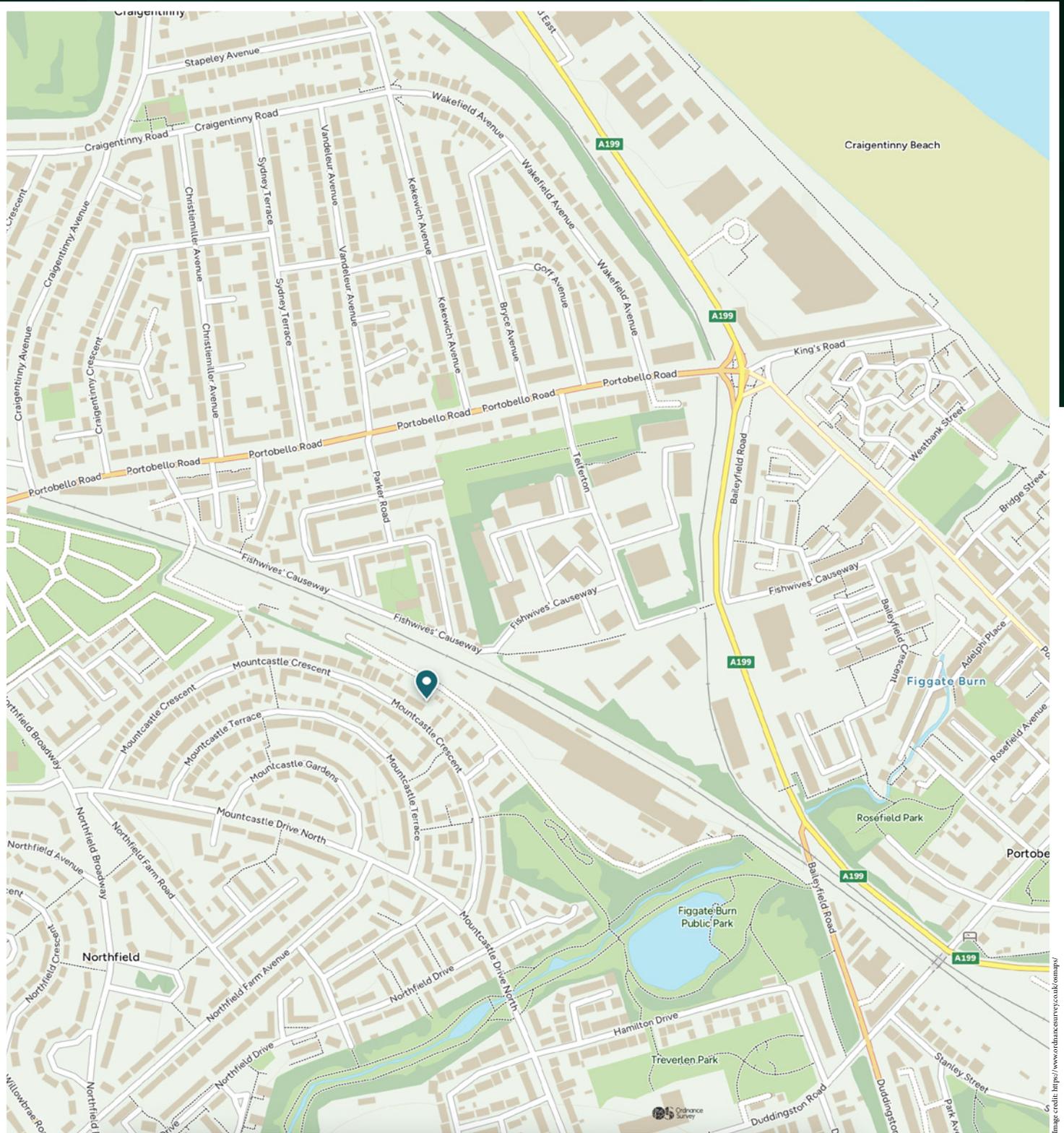
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Mountcastle is a popular and well-established residential area located to the east of Edinburgh's city centre. Favoured by families, professionals, and downsizers alike, it offers a peaceful suburban atmosphere while still being within easy reach of the city's main attractions and amenities. The area is particularly well-served for local schooling, with sought-after primary and secondary schools in close proximity, including Duddingston Primary and Portobello High School, making it a convenient location for growing families.

Mountcastle benefits from excellent transport links, with regular bus services providing swift access to the city centre, while nearby Milton Road and Portobello Road make commuting by car straightforward. The A1 and City Bypass are also easily accessible, offering connections to East Lothian, the Borders, and beyond. Residents enjoy a wealth of local amenities, including shops, supermarkets, cafes, and medical services. The nearby Fort Kinnaird Retail Park offers an extensive range of high-street retailers, dining options, and a cinema complex.

For lovers of the outdoors, Figgate Park and Holyrood Park are both nearby, offering scenic walks, cycling routes, and green open spaces. In addition, Portobello Beach is just a short distance away, providing seaside charm, a popular promenade, and excellent leisure facilities.

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# McEwan Fraser Legal

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