



# 9 Mortonhall Park Drive

MORTONHALL | EDINBURGH | EH17 8SS



MURRAY  
BEITH  
MURRAY

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9 Mortonhall Park Drive is a well-presented, detached family home arranged over 2 floors and benefiting from a garage and driveway parking. The property is well-positioned to take advantage of a variety of retail outlets at Straiton Retail Park, the open spaces of Straiton Pond Nature Reserve, Hillend and the Pentland Hills Regional Park. The property also boasts excellent transport links to both Edinburgh City Centre and the wider motorway network of central Scotland.

Ground Floor: Entrance vestibule with storage cupboards; welcoming hall with under-stair cupboard; generous living room / dining room with a contemporary electric fireplace and patio doors to the conservatory; kitchen with a range of wall mounted and floor standing units and integrated appliances; utility room; bedroom 4 currently being used as an office; family bathroom with a three-piece suite comprising WC, wash hand basin and bath with shower over; conservatory accessed from the living room and with direct access to the enclosed rear garden.

First Floor: Landing with linen cupboard; principal bedroom with built-in wardrobes; double bedroom 2 with under-eaves storage; single bedroom 3. Partially floored loft.

Gardens: Front garden with lawn and mature borders. To the rear of the property is an enclosed garden laid to lawn with mature borders and patio area ideal for alfresco dining.

Garage with up-and-over door and driveway parking.

All fixtures and fittings are included in the sale and are believed to be in working order. Some items of furniture may be available by separate negotiation.

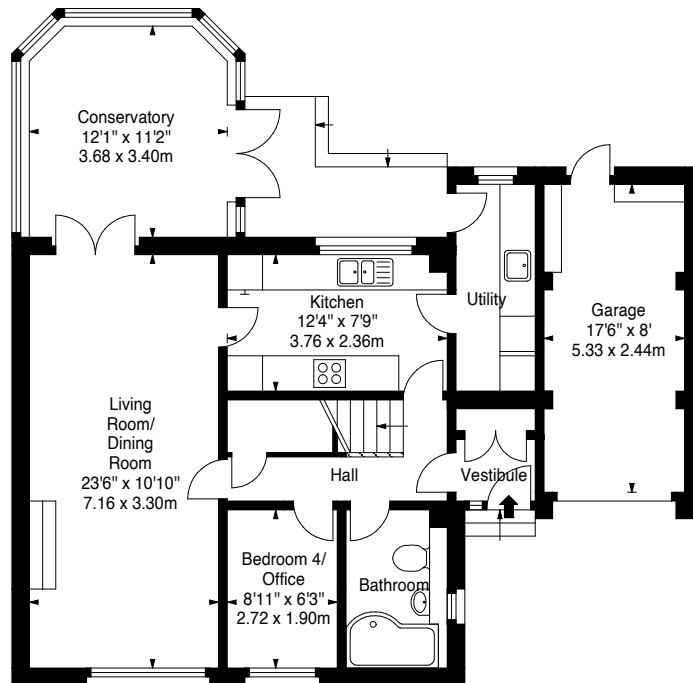




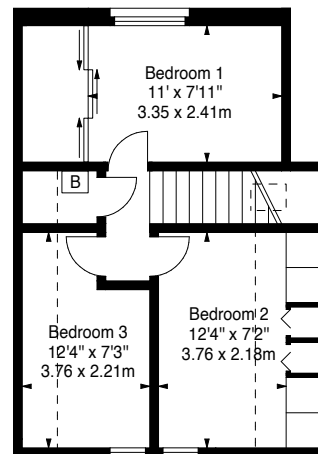
**Mortonhall Park Drive,  
Edinburgh,  
Midlothian, EH17 8SS**



Approx. Gross Internal Area  
1180 Sq Ft - 109.62 Sq M  
Garage  
Approx. Gross Internal Area  
140 Sq Ft - 13.01 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## Location

Mortonhall lies to the south of the city center and is well-positioned to take great advantage of a wide range of excellent local amenities. The area is very close to Straiton Retail Park with its extensive selection of retail outlets and eateries. Further facilities can be found in Liberton and the Cameron Toll Shopping Centre is a short drive away. For the nature lover and dog walker The Walled Garden at Mortonhall is close by, Burdiehouse Burn Valley Park runs for 2 picturesque miles along the burn and Straiton Pond Nature Reserve offers further walks linking to the Rosslyn Chapel Way. The Pentland Hills Regional Park is also easily accessible and there are numerous golf courses available locally. Schooling is well presented from nursery to senior level and buses run regularly along Howden Hall Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.