



38 Mountcastle Drive North
MOUNTCASTLE | EDINBURGH | EH8 7SJ


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A seldom available opportunity has arisen to acquire this beautiful, two-bedroom terraced home boasting front and rear gardens and situated in the popular residential district of Mountcastle in Edinburgh, to the east of the city centre.

This stunning home offers well-planned accommodation over two levels, has been decorated to a high standard throughout and is offered to the market in move-in condition. The living room is of an excellent size and the room is flooded with natural light providing an excellent space for relaxing, or entertaining friends and family. The contemporary kitchen benefits from gas hob and a good amount of cupboard storage, and this leads through to the charming conservatory from which French doors open out to the private, south-facing rear garden.

On the first floor, the principal bedroom is of a good size and benefits from built-in wardrobe storage. The second bedroom is also a well-sized double, and a modern family bathroom completes the internal accommodation.

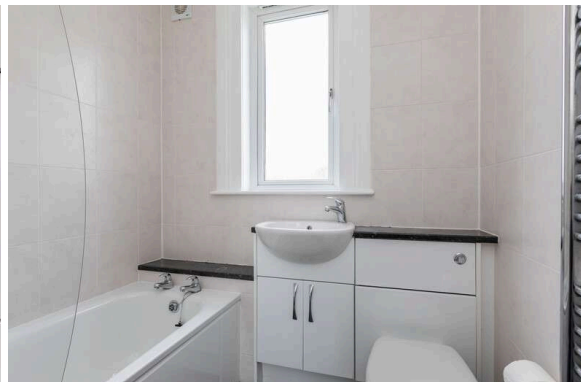
- Two-bedroom terraced home
- Private, south-facing rear garden
- Front garden
- Popular location
- Conservatory
- Two double bedrooms
- Gas central heating
- Double glazing

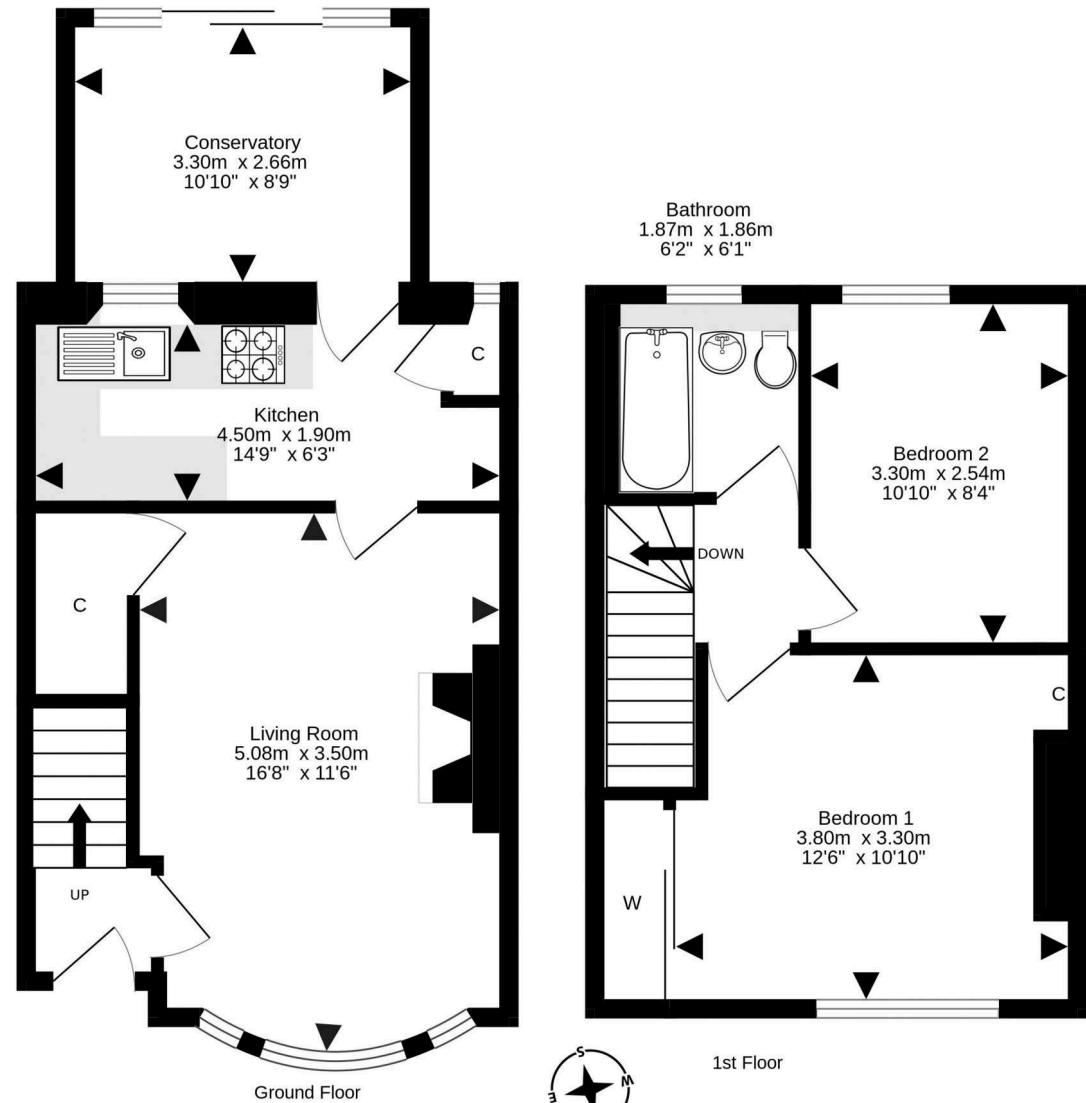
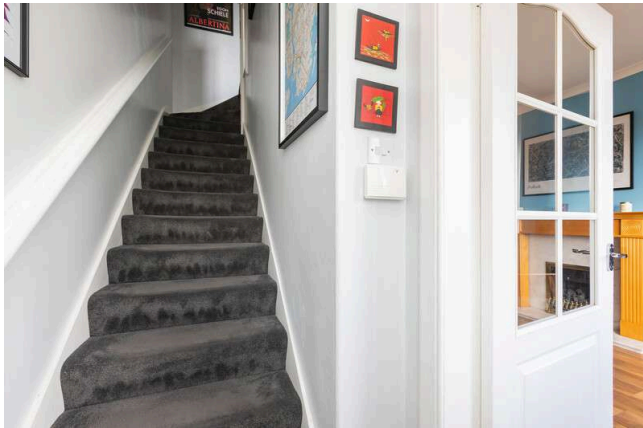
Gas oven, hob, washing machine, tumble dryer, fridge freezer, roller blinds in living room, curtains in bedrooms, freestanding cupboard in bathroom, freestanding shed in back garden and bin shed in front garden all included. EPC Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Mountcastle area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets. Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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