



2 Abercorn Gardens  
MOUNTCASTLE | EDINBURGH | EH8 7BL

  
**warners**  
solicitors & estate agents







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Well presented six bedroom traditional semi-detached home, set in the Mountcastle area of Edinburgh two miles to the East of the city centre. This well located house would make an excellent family home and provides comfortable and light filled space and comes complete with an enclosed front, side and rear sunny garden and with a garage with access out to the main road.

This stunning home set over three floors comprises on the ground floor a welcoming entrance hallway, spacious living room with twin windows and electric fire, downstairs shower room with wc, fitted kitchen currently with washing machine, dining area, fridge/freezer, electric hob and oven and also on the ground floor is a bedroom with Edinburgh press.

Half way up the stairs a further bathroom can be found with shower over the bath. Upstairs there are three very well proportioned bedrooms, the master bedroom with a dressing room and fireplace and the second bedroom with views of Arthur's Seat. The lower ground floor could be used as a granny flat and has a further two bedrooms, shower room and kitchen currently with 5 ring gas hob, oven and fan, boiler cupboard and ample storage cupboards.

Externally there is enclosed front and rear gardens and a garage. The property also benefits from gas central heating and has an insulated attic. Early viewing is essential to fully appreciate this stunning building and tranquil, yet well-connected location.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.









- Entrance Hall and downstairs shower room
- Spacious living room
- Fitted Kitchen
- Six Bedrooms
- Three bathrooms
- Attic
- Gas central heating
- Beautifully tended enclosed front and rear gardens
- Single garage with access to the main road

All fixture, fittings, appliances in the kitchen and some furniture items can be included in the sale.

EPC Rating D.



The popular Mountcastle area of Edinburgh lies to the east of the city centre. There's an excellent range of shops in the vicinity, including a Morrisons Superstore on Portobello Road as well as a local library and doctors surgery. Further shops, banks and postal services can be found at Craightinny, Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park, home to Sainsbury's, Lidl and Home Bargains amongst others. For the sports conscious the revamped Meadowbank Sports Centre offer sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holroyd Park or to Portobello beach close by, with a choice of golf courses including Craightinny and Duddingston. An excellent public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.







