



121 Mountcastle Drive South
DUDDINGSTON | EDINBURGH | EH15 3LR


warners
solicitors & estate agents



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Extremely well presented two bedroom semi-detached home with private driveway and front and rear gardens situated within a sought-after residential area, close to excellent amenities and schools.

This bright and spacious home offers well-planned and flexible accommodation over two levels in fantastic order throughout and would make an ideal home that is in move in condition.

It comprises an entrance porch, dining/living room with dining area and an Edinburgh press, a modern fitted kitchen with access to the garden and that currently comprises a dishwasher, wine rack, fridge/freezer, washing machine and a 5 ring gas hob, electric oven and fan. Upstairs there are two well proportioned bedrooms and completing the accommodation a bathroom with shower over the bath and a heated towel rail. The property also benefits from Nest heating, a partially floored attic, a large driveway suitable for up to four vehicles and well kept front and rear gardens made up of a lawn, an apple tree, shed, outside tap, raised beds and gravel. This lovely home would be ideal for a couple or a family alike, and early viewing is highly recommended.

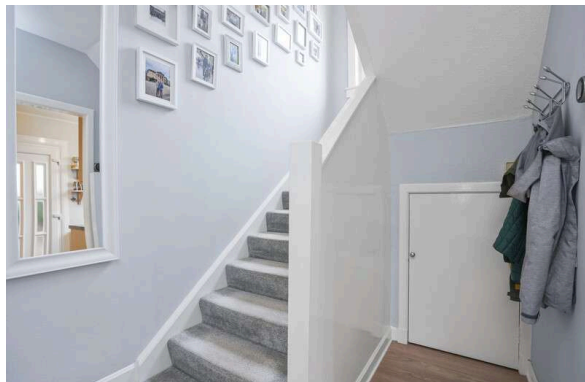
- Entrance vestibule
- Hallway with storage
- Spacious living /dining room with front and rear view windows
- Well-appointed kitchen with access to the garden
- Two double bedrooms
- Stylish, newly fitted bathroom
- Partially floored attic
- Gas central heating and double glazing
- Enclosed rear garden, mainly laid with lawn
- Front garden with large monobloc driveway

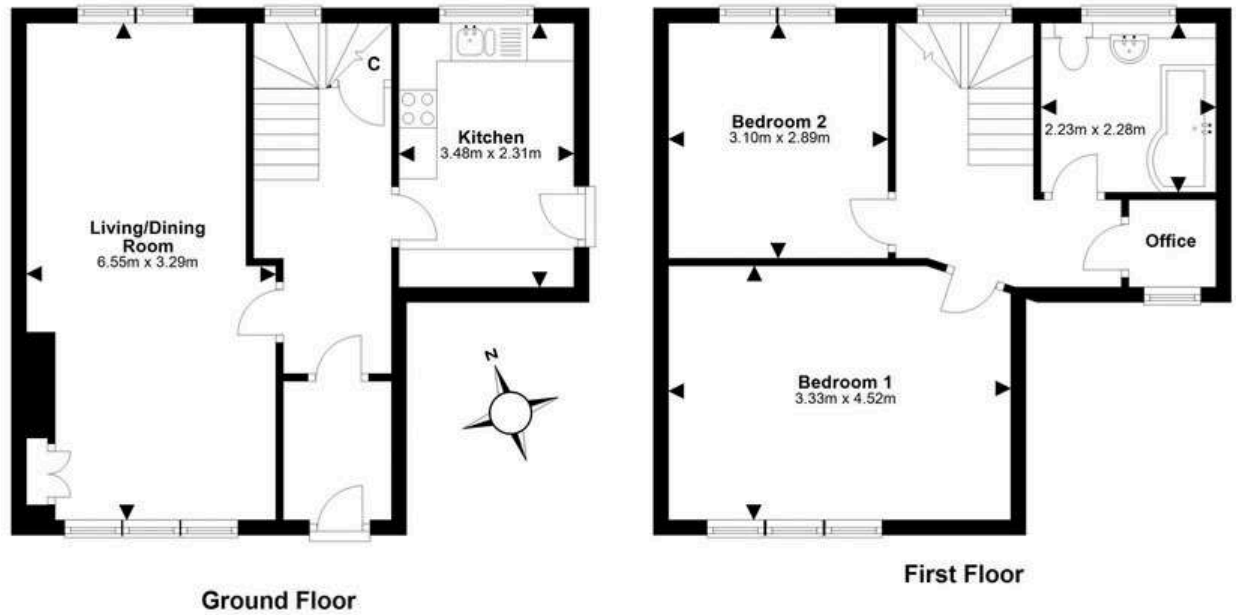
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, curtains, blinds, main bedroom wardrobes and integrated appliances will be included in the sale. EPC Rating TBC.

The popular Duddingston 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 nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining 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, Brunstane primary School and Portobello High School 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.