



13 Mountcastle Place  
MOUNTCASTLE | EDINBURGH | EH8 7TB

  
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## 13 Mountcastle Place

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A superb and rarely available two-bedroom and two reception room semi-detached villa, commanding an enviable position within a quiet residential estate, tucked away in a tranquil pedestrian cul-de-sac. This lovely family home, of immense appeal is in need of a degree of upgrading and offers spacious and light filled interior and comes complete with front and rear gardens. The property comprises a bright and spacious living room with a dining area, a snug/further reception room with patio doors out to the rear garden and completing the accommodation downstairs the kitchen that currently comprises a fridge, washing machine, gas hob, oven and fan, the boiler and pantry. Upstairs there are two well-proportioned bedrooms both with built in wardrobes and the master with a balcony. Completing the accommodation is the bathroom with a walk-in shower and WC. This property has huge potential and with accommodation over two floors will undoubtedly appeal to families, investors and professional couples looking for extra space. Early viewing is recommended!

- Welcoming hallway
- Bright and spacious living room with dining area
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Further snug/reception with patio doors to rear garden
- Upstairs balcony
- Attic
- Gas central heating and Double glazing
- Private front and rear gardens
- Unrestricted parking

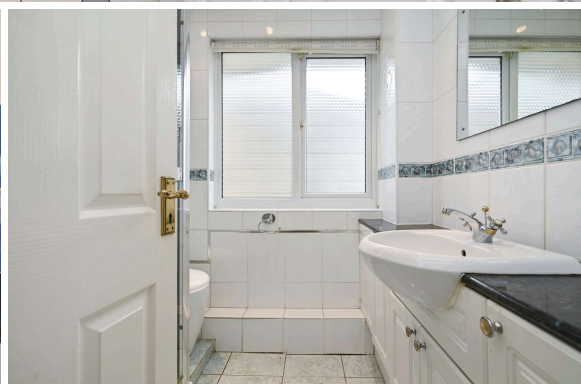
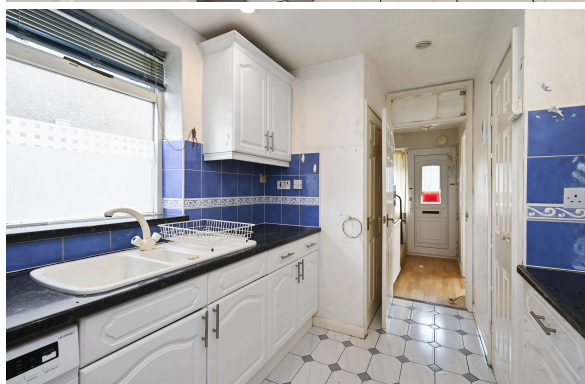
All contents will be included in the sale.

EPC Rating D. Council tax Band D.

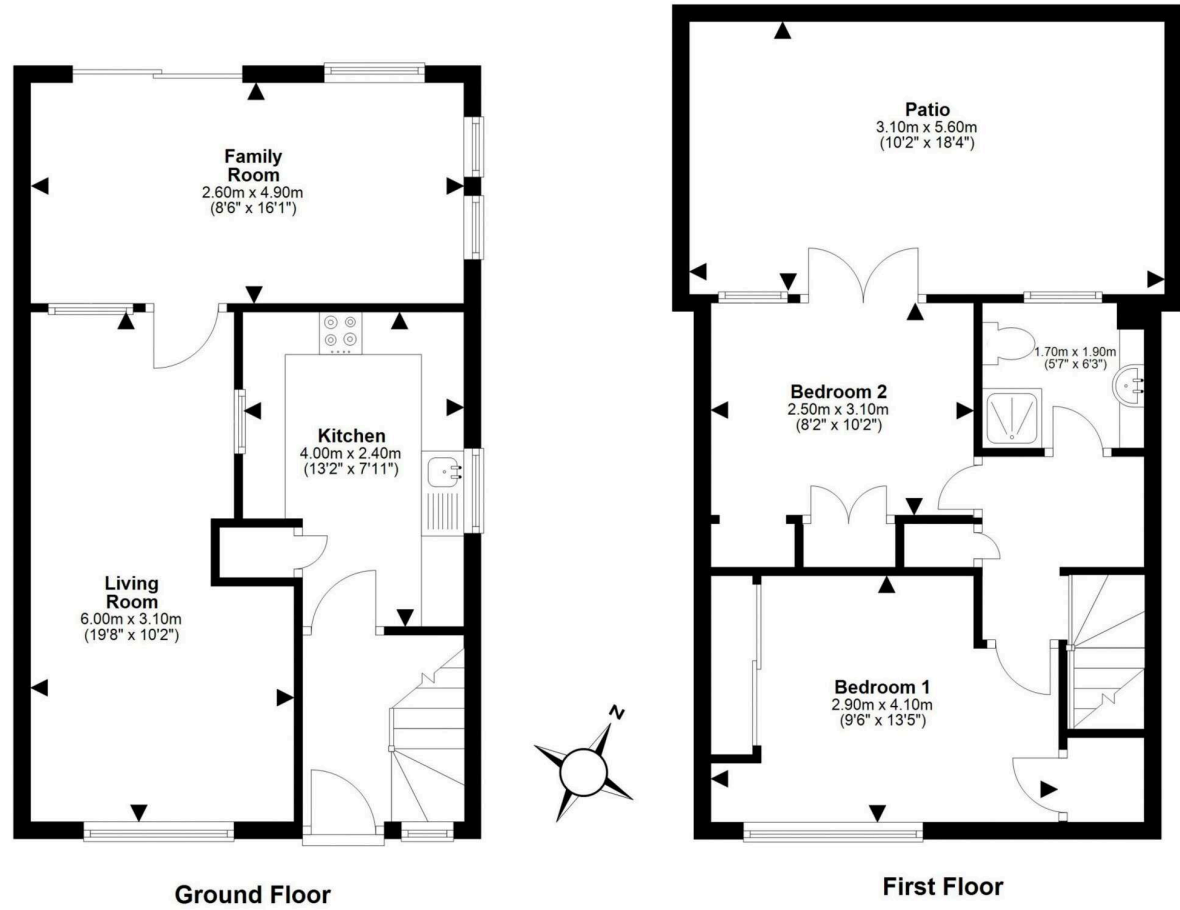
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







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