



1/7 South Mellis Park  
MOUNTCASTLE | EDINBURGH | EH8 7TP

  
**warners**  
solicitors & estate agents



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Set in the heart of Mountcastle in a quiet modern cul-de-sac is this spacious top floor apartment. Boasting panoramic sea and Arthur's seat views, manicured communal grounds, an allocated parking space and ample loft storage this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright twin windowed lounge with feature fireplace and generous dining space, a fitted kitchen, two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and the flat is completed by a bathroom with over bath shower.

- Spacious top floor apartment with far reaching views
- Parking space and manicured communal grounds
- Close to Arthur's Seat and Portobello beach
- Welcoming hallway with storage
- Bright twin windowed lounge with dining space
- Fitted kitchen off the lounge
- Two double bedrooms
- Bathroom with three piece suite
- Morrisons supermarket within walking distance
- Factor - Charles White, approximately £70 per month

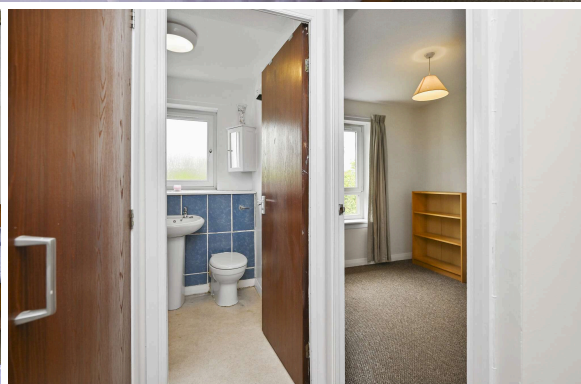
Energy Rating D, Council Tax Band C.

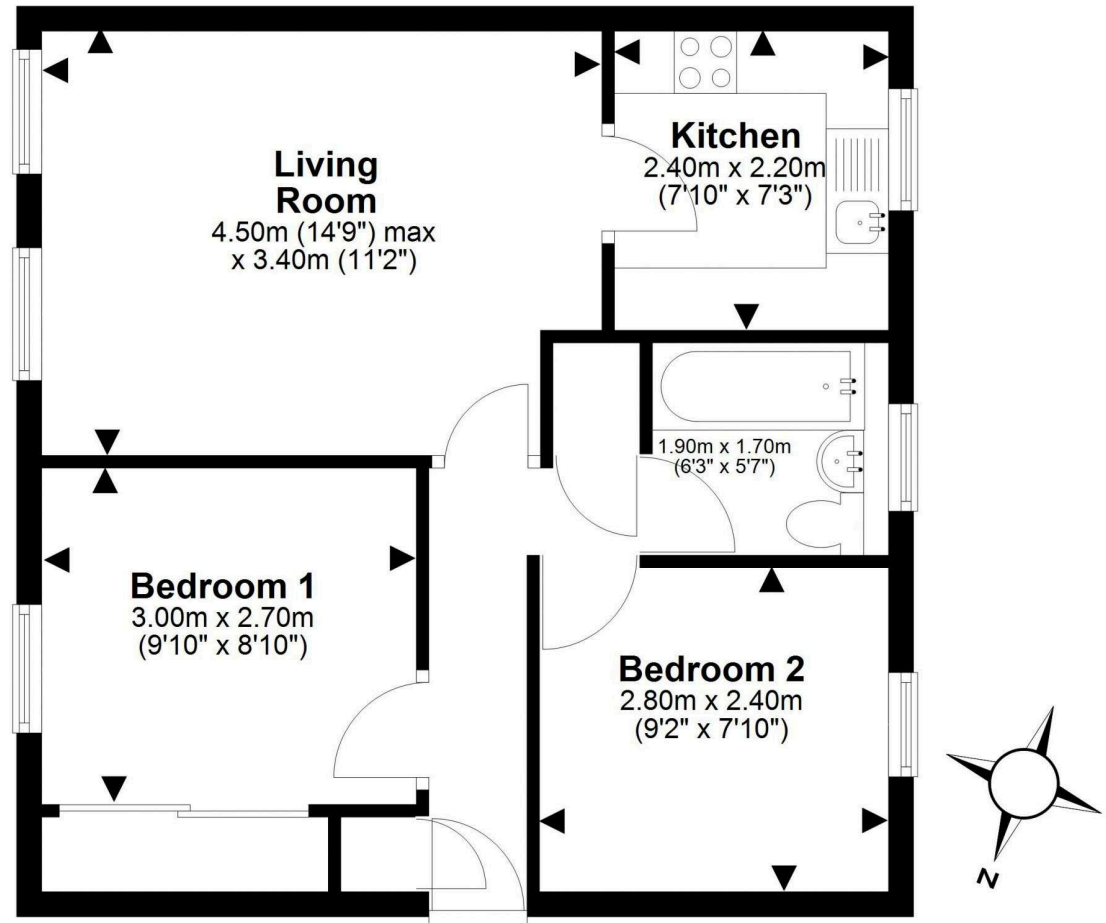
All fixtures, fittings, curtains and blinds, kitchen appliances, light fittings are included in the sale. Any items of furniture may also be available upon request.

**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 between Arthur's Seat and Portobello beach. 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 with its long sandy beach 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.