



10 Mortonhall Park View  
MORTONHALL | EDINBURGH | EH17 8SW

  
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solicitors & estate agents





## 10 Mortonhall Park View

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Light and spacious end terraced villa with lovely private gardens and driveway, situated on an ever popular development known for its quiet, tucked away position, from where you can easily access amenities, schooling and transport links.

This well proportioned property boasts a peaceful setting and offers generous sized accommodation ideal for a family. Although now requiring modernisation, it has excellent potential and is ready for someone to put their own stamp on it. There's a choice of two public rooms, one of which has patio doors, three double sized bedrooms, each with excellent storage space, a kitchen, bathroom, walk-in storage/utility room and separate WC. Outdoor space includes an enclosed patio garden to rear and a beautifully stocked front garden.

- Entrance hallway
- Living room with patio doors to garden
- Dining room
- Kitchen
- Downstairs storage and separate WC
- Upper landing
- Three double bedrooms
- Built-in wardrobe space in each room
- Bathroom with electric shower
- Double glazing
- Partial electric heating
- Private gardens front and rear
- Driveway, with space for two cars

Energy Rating E, 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.

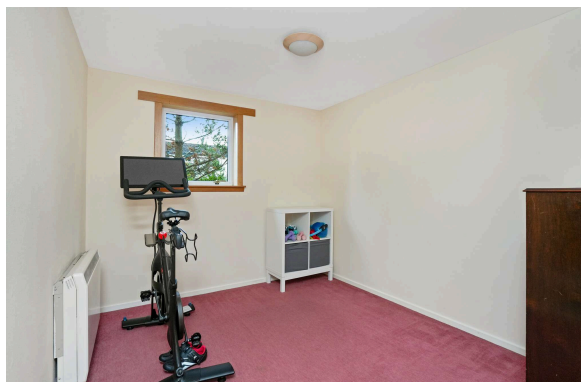
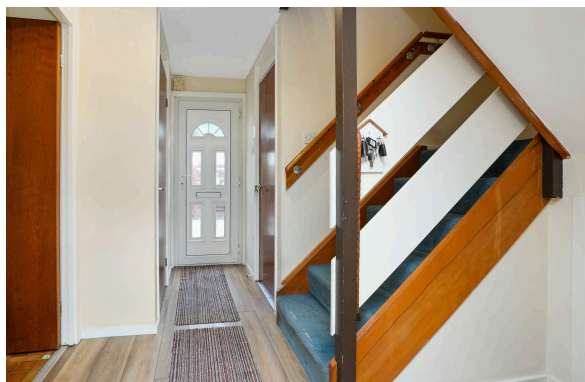


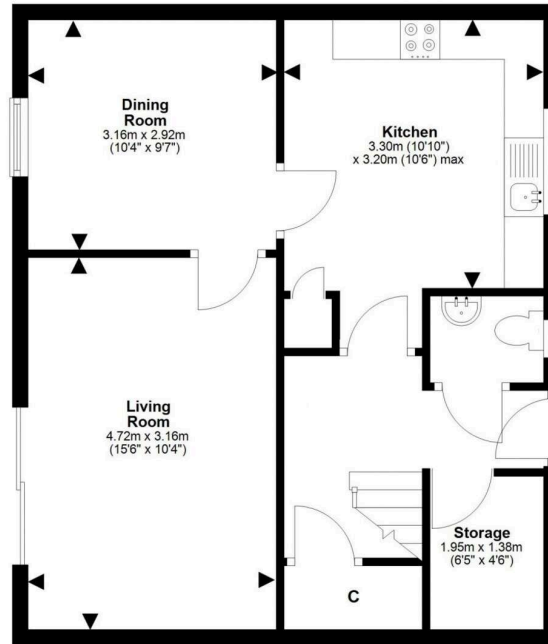


Approx. £200 per annum for ground maintenance of the wider Mortonhall estate.

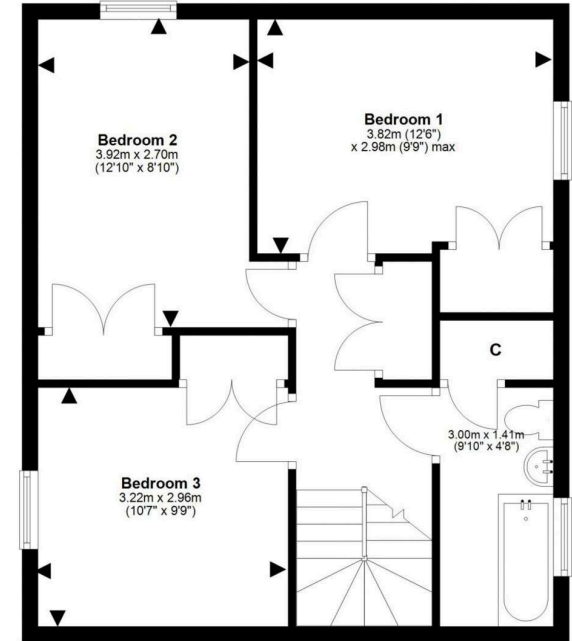
All fixtures, fittings, curtains, blinds, kitchen appliances and garden shed will be included in the sale.

The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.





Ground Floor



First Floor

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.