

COULTERS[©]

46 MOUNTCASTLE DRIVE SOUTH

MOUNTCASTLE, EDINBURGH, EH15 1PL

 3 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

46 Mountcastle Drive South is a spacious and highly desirable detached bungalow situated in the sought-after Duddingston area, offering flexible family accommodation, generous living space and exceptional outdoor areas.

The ground floor is centred around a bright and welcoming sitting room, enhanced by a beautiful bay window overlooking the front of the property.



KEY FEATURES



Exceptionally spacious detached bungalow.



Three generous double bedrooms.



Large well presented rear garden.



Private driveway parking for two cars and single garage.



Within close proximity to Portobello Beach and Arthur's Seat.



Excellent transport links nearby to Edinburgh City Centre.



EPC Rating - D



Council Tax Band - F



The well-appointed kitchen provides an excellent range of cabinetry, integrated appliances and direct access to the side of the house and rear garden, making it ideal for everyday living and entertaining.

There are two generously proportioned double bedrooms on this level, one of which benefits from a convenient WC, together with a family bathroom fitted with a bath and separate shower cubicle.

To the rear, a spacious dining room enjoys lovely views over the garden and features double French doors opening directly onto the outdoor space, creating a wonderful connection between inside and out. There is also a separate sun room accessed from the patio.





CONTINUED...

Occupying the entire upper floor, the impressive principal bedroom offers an exceptional amount of space and enjoys stunning views towards Arthur's Seat. This superb retreat is further enhanced by a walk-in wardrobe, extensive storage solutions and a contemporary en-suite shower room.

Externally, the property continues to impress with a substantial driveway providing ample off-street parking, a single garage and a beautifully maintained rear garden.

The private garden features a generous lawn, paved seating areas and an attractive selection of mature shrubs and planting, creating a peaceful and private setting. Gate access to the side of the property adds further convenience.



EXTRAS

All light fittings, blinds, curtains and integrated kitchen appliances are included within the sale.





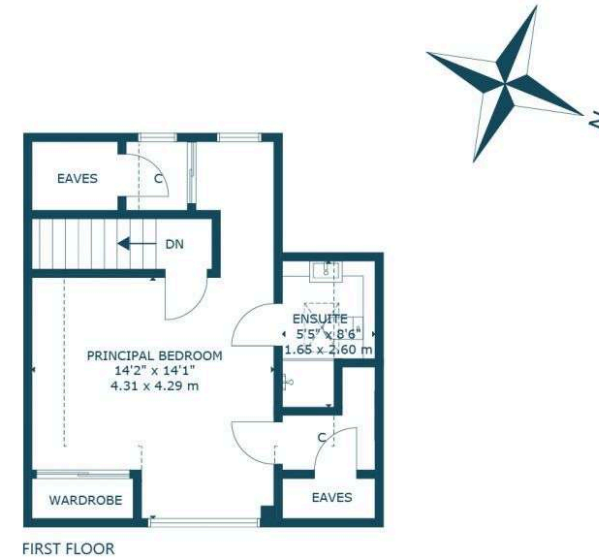
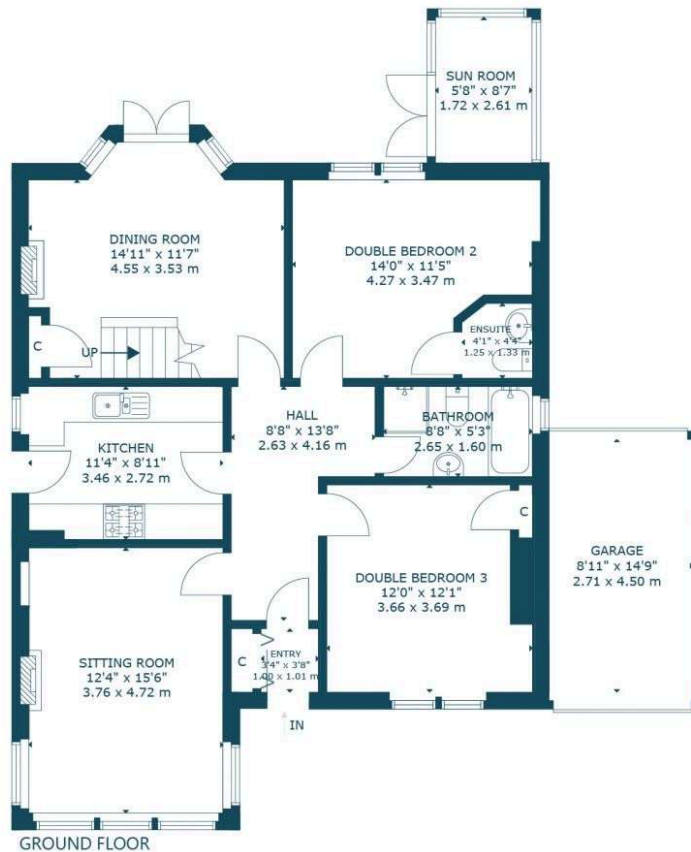


THE LOCAL AREA

Duddingston is a leafy area, often considered a peaceful retreat from the hustle and bustle of the city centre. Known for its wide tree lined streets and views to Arthur's Seat, Duddingston boasts a rich history. The area is home to the historic Duddingston Kirk, dating back to the 12th century, and the renowned Dr Neil's Garden, a beautiful, tranquil space overlooking Duddingston Loch. Figgate Park, which has a large pond, a burn and woodland, is a short walk from the house and offers a tranquil place to walk and observe local wildlife.

Within easy walking distance, the local Co-op and Post Office meet every day requirements. Neighbouring Portobello is Edinburgh's vibrant seaside neighbourhood. Famous for its long stretch of sandy beach with Promenade which is popular with walkers, joggers and cyclists. It offers a lively yet laid-back atmosphere with plenty of independent shops, cafes, and restaurants lining the Promenade and High Street.

The surrounding area is well served by local buses and shopping facilities which include Fort Kinnaird, Asda at The Jewel, an Aldi in Portobello and a Morrisons on Portobello Road.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,208 SQ FT / 112 SQ M
 GARAGE 131 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.