



# 3 Mortonhall Park Way

Edinburgh, EH17 8BW



4



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126sqm

EPC

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**AS** Anderson  
Strathern

# 3 Mortonhall Park Way

Edinburgh, EH17 8BW

Set within a popular residential development in Mortonhall, this spacious four-bedroom linked home extends to approximately 126 square metres and offers generous accommodation arranged over two levels. While requiring a programme of upgrading and modernisation, the property provides an excellent opportunity for purchasers seeking a substantial family home with the scope to create a contemporary living environment tailored to their own tastes and requirements.

The ground floor comprises a generously proportioned living room, a separate dining room providing an ideal setting for family meals and entertaining, a fitted kitchen, a useful WC, and a sun room which offers additional living space and garden access. The existing layout provides excellent flexibility and could be adapted to suit a variety of modern lifestyles.

Upstairs, there are four well-proportioned double bedrooms and a shower room. The generous footprint and practical layout make the property well suited to family living, with potential for further enhancement and reconfiguration subject to the necessary consents.

Externally, the property benefits from private gardens to the front and rear, providing excellent outdoor space with scope for landscaping and outdoor entertaining. A single garage located to the side of the property provides secure parking and additional storage.

## Property features

- Four double bedrooms
- Spacious linked family home
- Conservatory
- Dining room
- Garage with driveway
- Double glazing
- Gas central heating
- Private gardens
- Excellent scope for modernisation and upgrading





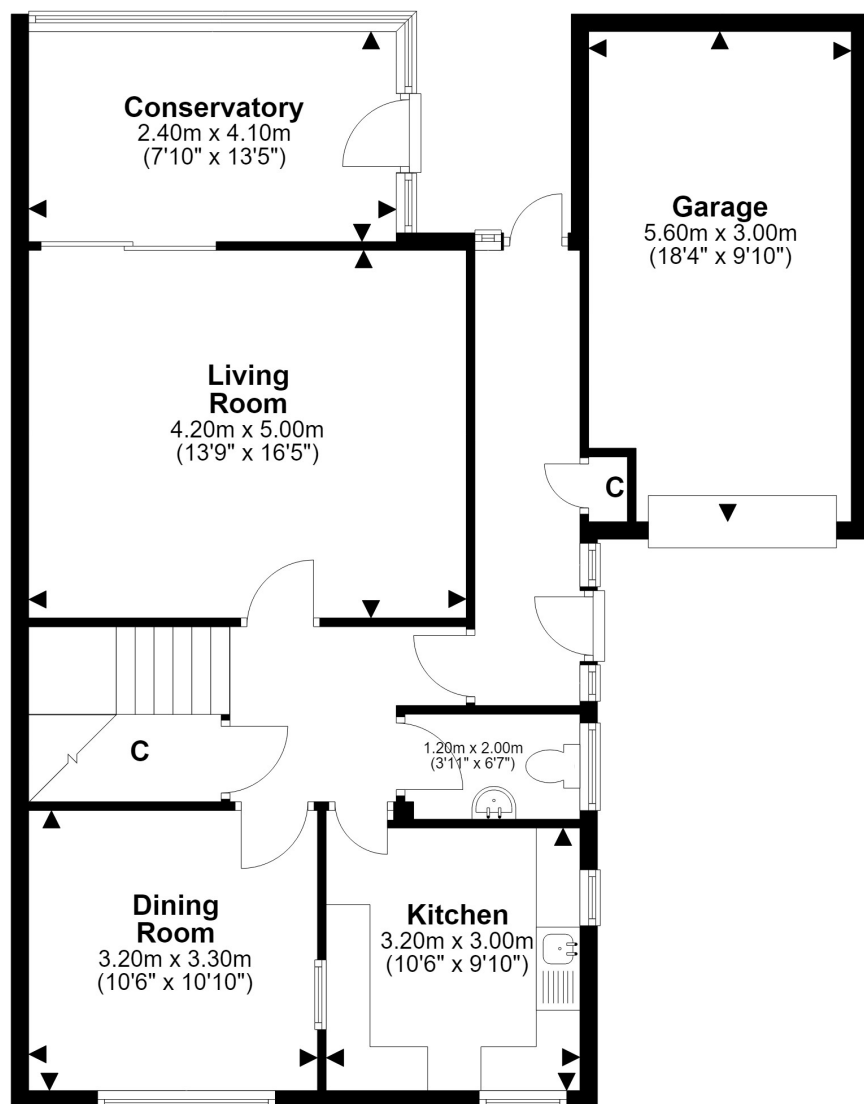


## Location

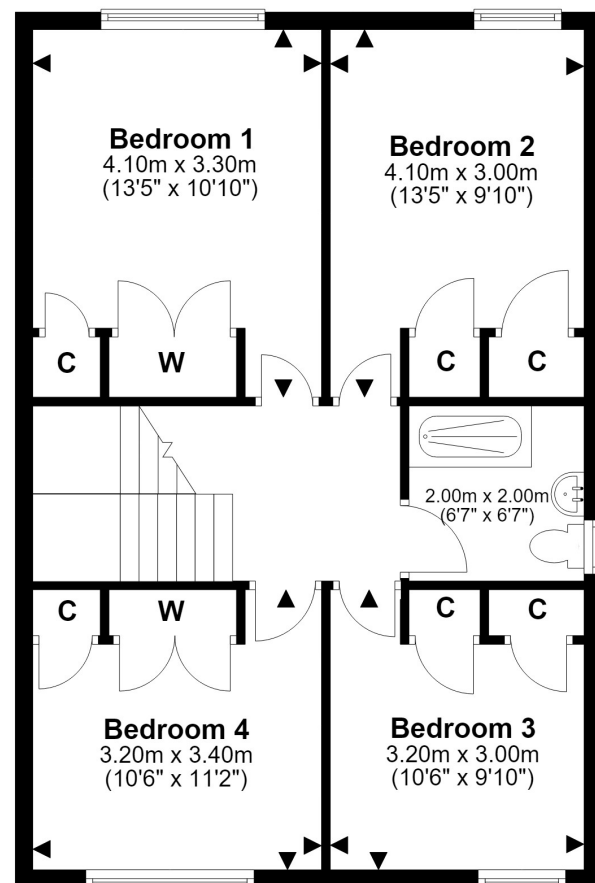
The popular residential area of Mortonhall lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, delightful walks at Blackford Hill and over the Braid Hills, the Pentlands and Hillend Ski Centre are also close by. The efficient public transport network provides an easy commute into the city centre and surrounding areas. The city bypass and main motorway networks are also close by providing access to Edinburgh International Airport and the Royal Infirmary.







**Ground Floor**



**First Floor**

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, free-standing appliances, light fittings, fixtures and fittings, and the non-integrated fireplace located in the lounge.

A charge of approximately £140 per annum is payable to the Residents' Association, which includes grass cutting, tree care, upkeep of common boundary walls/areas, and admin fee.

Council Tax band F

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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