

campbell
smith

193 Mountcastle
Crescent,
Edinburgh,
EH8 7SX

- Ideal family sized mid terraced villa
- Move in condition
- South westerly aspect with view of Arthur's Seat
- Easy access to Figgate Park
- Sitting/dining room with picture window & French doors
- Kitchen
- 3 bedrooms – 2 with built-in wardrobes
- Bathroom with electric shower over bath and separate shower
- Gas central heating
- Double glazing
- Easily maintained front & rear gardens
- Private garage with driveway

Fixed Price £315,000











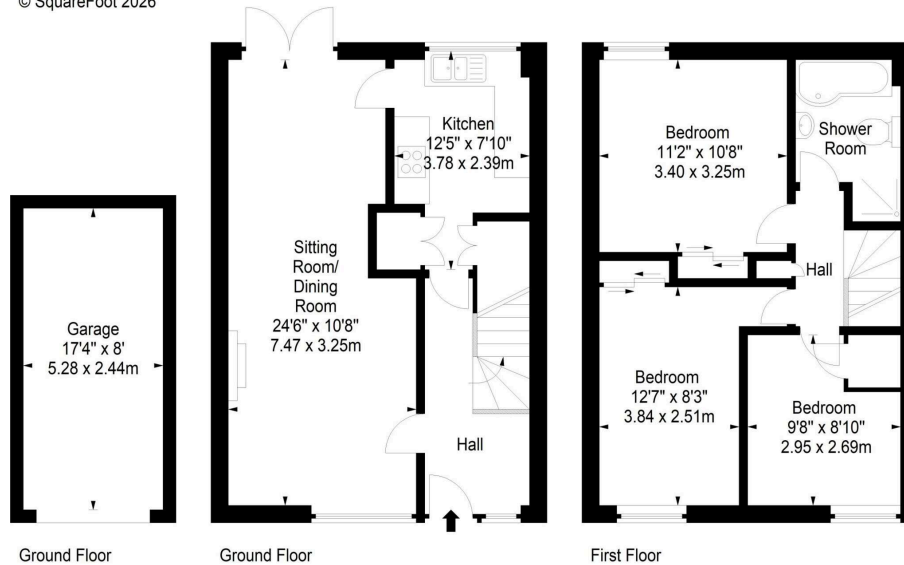




**Mountcastle Crescent,
Edinburgh,
Midlothian, EH8 7SX**



Approx. Gross Internal Area
891 Sq Ft - 82.77 Sq M
Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
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+ Extras
The fitted carpets, blinds, curtains, kitchen white goods & shed are included

Buses
Mountcastle Road North - 5, Northfield Broadway - 4, 5

Shops
Tesco Express on Willowbrae Road, Morrisons on Portobello Road, Asda at the Jewel

Schools
The Royal High PS, St John's RC PS, Portobello HS, Holy Rood RC HS

Parking
On street & single garage with drive

Council Tax Band - E

EPC - C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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