










Offers Over

£345,000

3 Hepburn Crescent

Mortonhall | Edinburgh | EH17 8XY

A fantastic opportunity has arisen to purchase this generously proportioned and beautifully presented townhouse offering excellent sized accommodation, pleasantly situated within an established modern development close to local amenities and commuting links. In move-in condition, the property benefits from internal viewing to be fully appreciated.

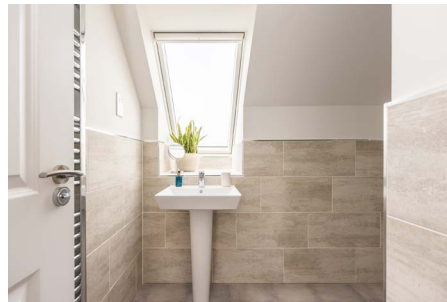
-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – F



Description

In brief the stylish accommodation comprises; welcoming entrance hallway with useful WC located off, modern fully fitted kitchen with integrated appliances and pleasantly overlooking the front, generously proportioned and bright reception/dining room with door providing direct access to the private rear garden, two well proportioned bedrooms together with contemporary family bathroom with bath and separate shower enclosure. Finally, a real feature of this property is the fantastic sized principal bedroom on the second floor which has built-in wardrobes, en-suite shower room and lovely open views. Further benefits include gas central heating and double glazing.

The development is maintained by the factor Ross and Liddell at a cost of approx. £150 per annum.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated dishwasher, integrated washing machine and integrated oven/hob.

Gardens & Parking

To the front of the property there is an area of well maintained lawn with path leading to the front door. To the rear of the property, there is an attractive landscaped fully enclosed private garden, laid with artificial grass and patio for ease of maintenance. The ideal spot to enjoy outside dining/relaxing. Ample residents parking can be found to the rear of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





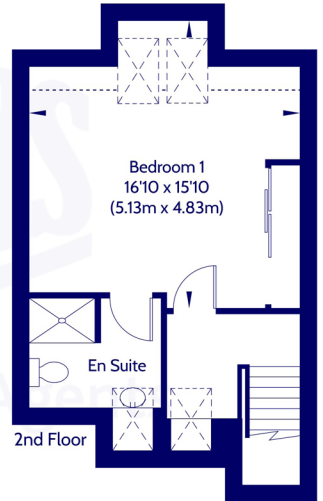
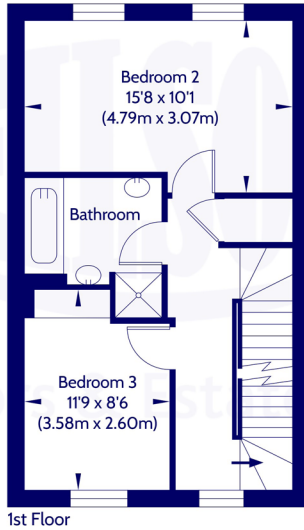
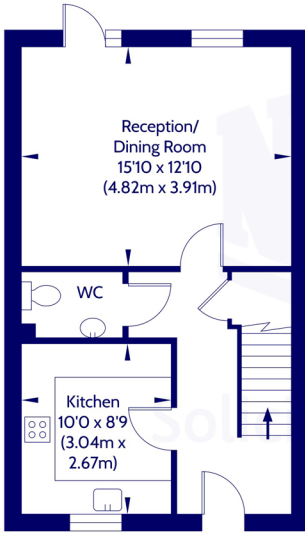
Location

Situated in the popular Mortonhall area of Edinburgh, the property forms part of the established Heritage Grange development. The location offers a good range of local amenities, with nearby Straiton Retail Park providing major retailers, supermarkets, and dining options. Further facilities can be found at Cameron Toll Shopping Centre. Regular bus services ensure easy access to the city centre and surrounding districts, while the City Bypass offers convenient links to the wider motorway network. Schooling is well provided for at all levels, with a primary school located within the development itself, and several highly regarded independent schools within easy reach. The area is also surrounded by beautiful green open spaces, including Mortonhall Golf Club, the Braid Hills, and the scenic woodland and walking trails of Mortonhall Estate.





Approx. Gross Internal Floor Area 114 Sq M / 1227 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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