

campbell
smith

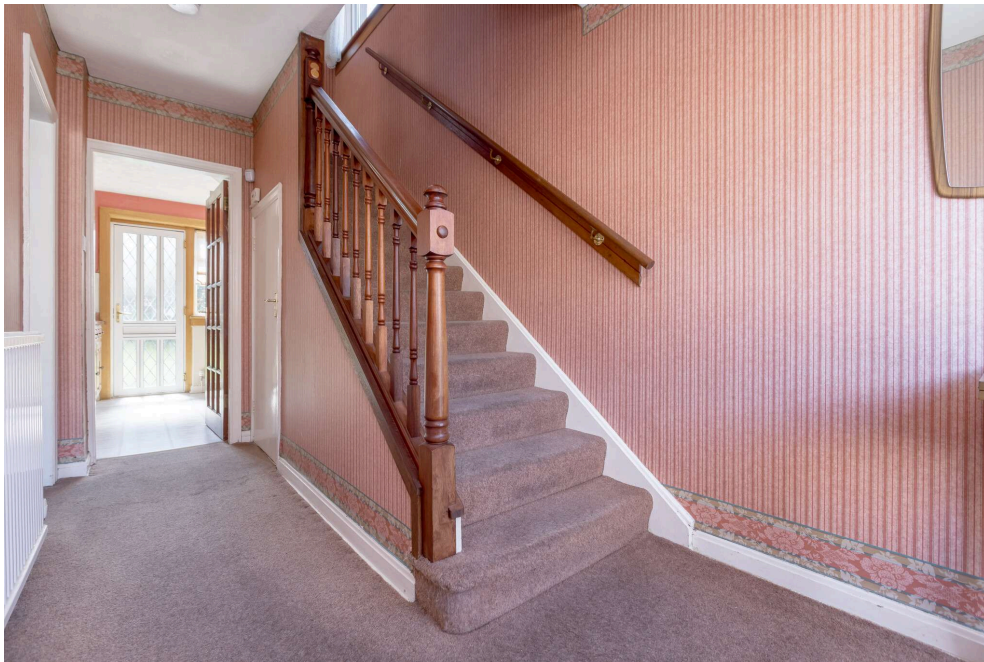
76 Mountcastle Crescent,
Edinburgh,
EH8 7SE



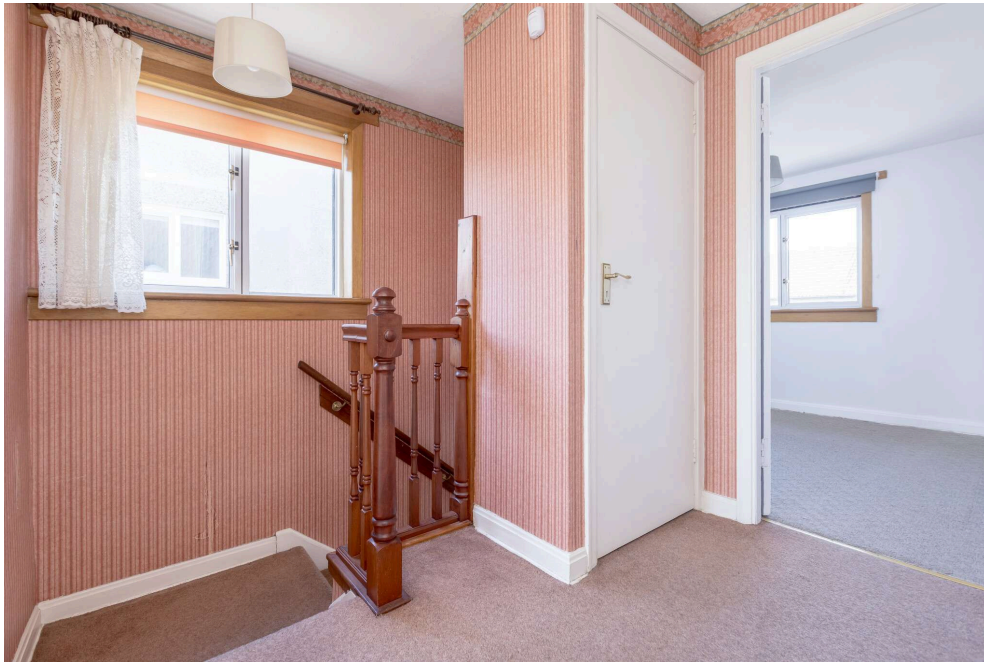
- Delightful end terraced family home
- Highly sought after location with excellent schools
- Super transport links to city centre
- Very spacious sitting room with generous dining space
- Good fitted kitchen with appliances included
- 3 fine bedrooms with fitted storage
- Bathroom with shower over bath
- Gas central heating
- Double glazing
- Attractive mature gardens front and rear
- Private parking space to rear
- Floored attic with access ladder

Offers Over : £310,000









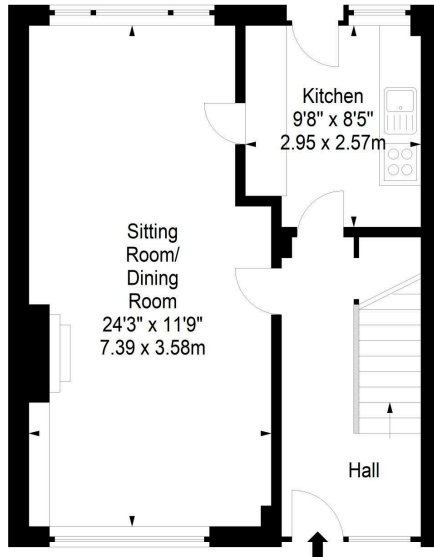




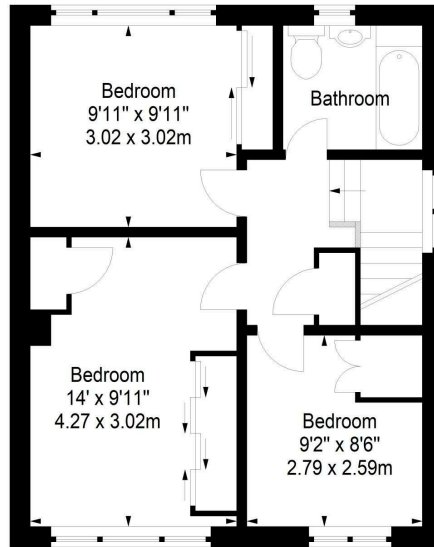
Mountcastle Crescent,
Edinburgh,
Midlothian, EH8 7SE



Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

+ Extras
Fitted carpets, curtains and blinds. Light fittings. Kitchen appliances including electric cooker, washing machine and fridge/freezer.

Buses
From Northfield Broadway numbers 4, 5 to city and from Portobello Road numbers 26, 15, 21, 45, N26.

Shops
Morrisons on Portobello Road. Tesco with petrol station On Willowbrae Road. Fort Kinnaird shopping centre including Marks and Spencer, Primark, Boots, Next and others.

Schools
Primary. Royal high primary and St Johns RC Primary. Secondary. Portobello High and Holy Road RC High.

Parking
Allocated parking place to rear of house set in courtyard.

Council Tax Band E

EPC D

Factor
N/A

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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