










Offers Over

**£280,000**

## 9 Achnacarry Street

Mortonhall | Edinburgh | EH17 8GP

We are delighted to offer to the market this beautifully presented mid-terraced villa. Situated within an attractive modern development, the property enjoys a peaceful setting in the Capital's sought-after Mortonhall area. Presented in pristine move-in condition, the home offers well-proportioned and flexible accommodation, making it an ideal choice for a growing family or anyone seeking a comfortable, contemporary residence.

-  3 Bedrooms
-  1 Public Room
-  2 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

The property opens into a welcoming entrance hallway with staircase leading to the upper level and a convenient WC. The kitchen is fitted with a modern selection of stylish wall and base units, complemented by contrasting worktops and integrated appliances, offering a practical and attractive space for daily living. To the rear, the reception room is bright and spacious, featuring patio doors that open directly onto the fully enclosed rear garden, creating a seamless indoor-outdoor flow ideal for family life and entertaining. Upstairs, the principal bedroom benefits from good built-in storage, while the second bedroom is a generous double. A further single bedroom provides flexibility for a nursery, home office, or guest accommodation. The contemporary family bathroom has been fitted with a three-piece white suite, including a bath with over-bath shower and glass splash screen, combining functionality with modern design.



The development is maintained by the factor Ross and Liddell at a cost of approx. £125 per annum

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property offers a good-sized rear garden laid predominantly to lawn and fully enclosed, providing a safe and private outdoor space. For parking, unrestricted on-street spaces are available along Achnacarry Street, adding convenience for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





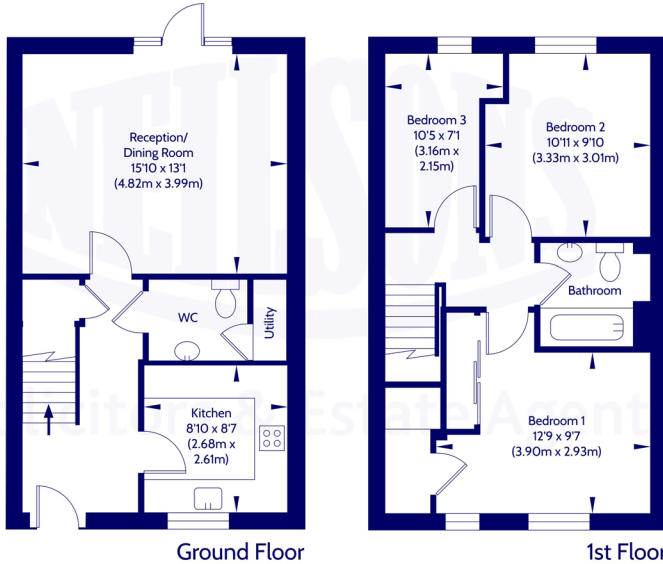
## Location

Situated in the popular Mortonhall area of Edinburgh, Achnacarry Street 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 and in nearby Morningside, which offers an excellent selection of cafés, bars, and specialist shops. 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 just opposite, and several highly regarded independent schools within easy reach. The area is also surrounded by 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 81 Sq M / 872 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

