



8 Mortonhall Park View, Edinburgh

Offers Over £270,000



## 8 Mortonhall Park View

Edinburgh, Edinburgh

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this beautifully maintained 3-bedroom home, front & Rear Garden perfectly situated in the sought-after Mortonhall area of Edinburgh.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



#### **Entrance Hall**

13' 6" x 3' 4" (4.12m x 1.01m)

Welcoming Entrance Hall Bright and spacious entrance hall with a half-glazed UPVC door, engineered wood flooring, central lighting, and radiator. Offers excellent storage with two generous cupboards and additional under-stair space. Provides access to the lounge, kitchen, WC, and upper level—an ideal first impression of the home.

#### **Lounge**

17' 8" x 10' 9" (5.38m x 3.27m)

Spacious Lounge with Garden Views This generously sized lounge features large south-facing patio doors that flood the room with natural light and offer beautiful views over the garden. Real engineered wood flooring adds a touch of quality, complemented by fresh, neutral décor throughout. A central ceiling light and modern radiators enhance the space, while the open layout is ideal for freestanding furniture.

#### **Kitchen/Diner**

13' 1" x 8' 9" (4.00m x 2.67m)

Bright kitchen diner with front-facing window, laminate flooring, and two sets of ceiling spotlights. Features a gas hob, electric oven, extractor, and stainless steel sink with mixer tap. Includes freestanding fridge, freezer, and washing machine, with space for a dishwasher or tumble dryer. Ample worktop and storage space, splashback tiling, and room for a dining table. Accessible from the main hall.

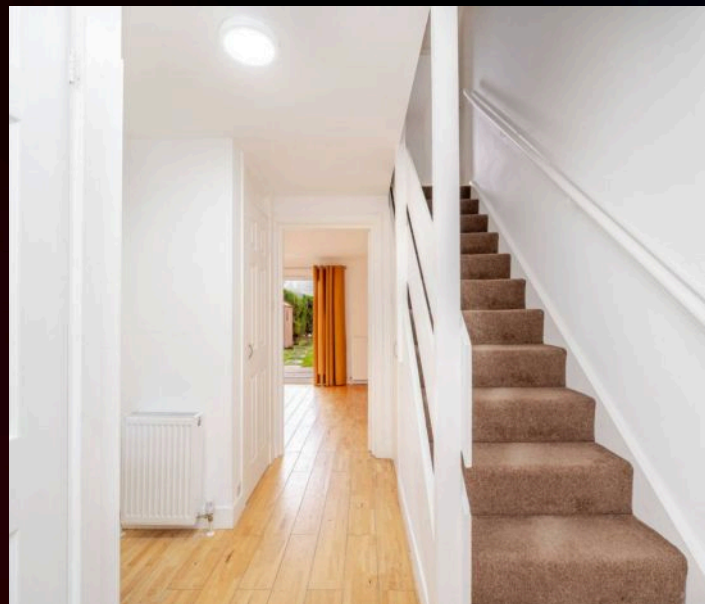
#### **Cloakroom Wc**

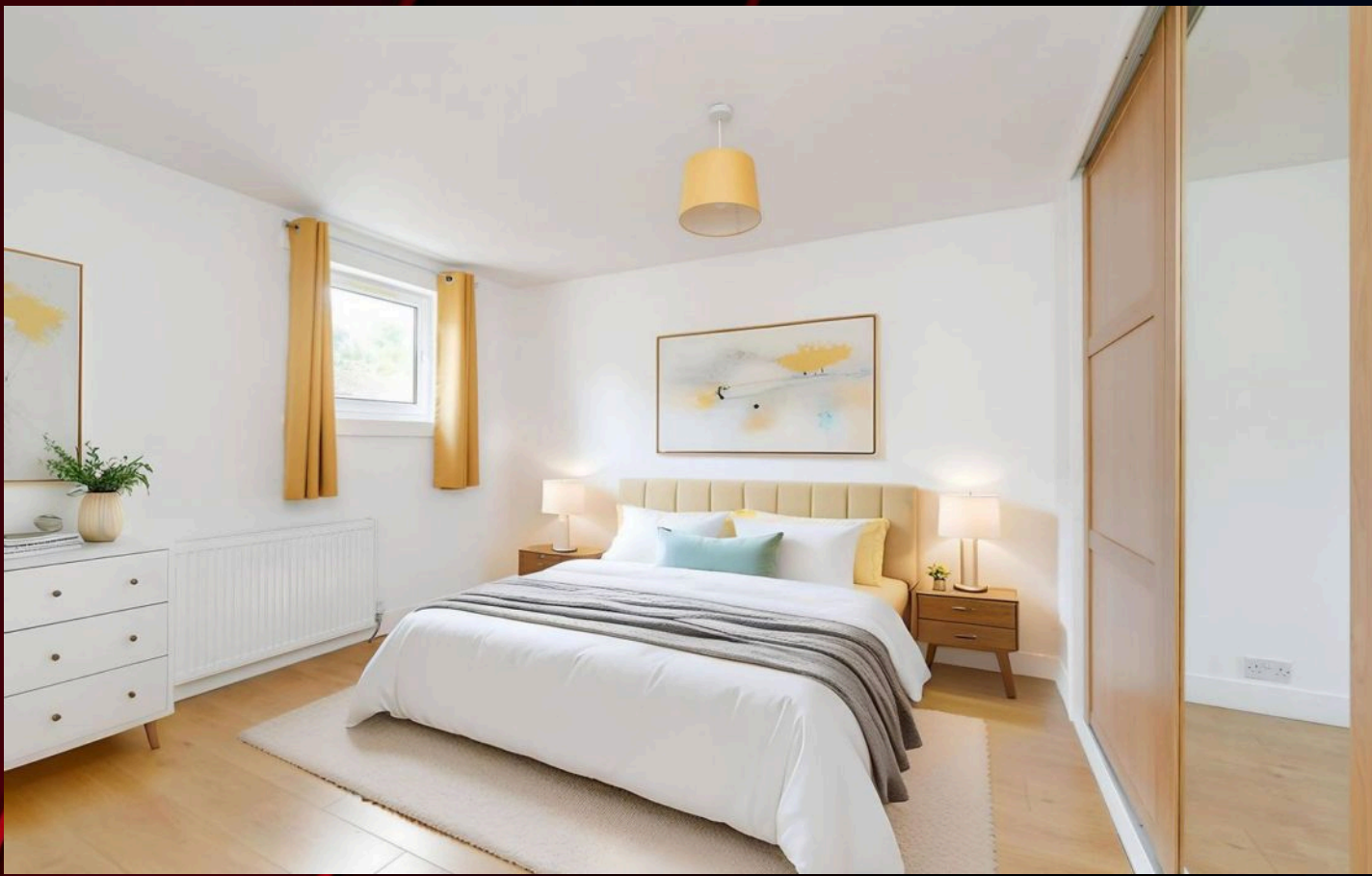
5' 1" x 2' 4" (1.55m x 0.72m)

Handy WC Modern WC with vanity sink and mixer tap, splashback tiling, and fresh décor. Features engineered wood flooring, extractor fan, and wall lighting—practical and stylish.

#### **Upper Landing / Stair**

Stairs & Landing Carpeted stairs with central ceiling light lead to a bright landing with engineered wood flooring and fresh décor. Provides access to all three bedrooms and the bathroom. Includes attic storage with flooring, lighting, and a pull-down Ramsay ladder—ideal for additional storage needs.





### Bedroom 1

11' 4" x 10' 10" (3.46m x 3.31m)

Comfortable and Stylish Bedroom A well-proportioned bedroom featuring laminate flooring and fresh, neutral décor. Enhanced centre light with space for freestanding furniture. A peaceful and practical space, perfect for rest and relaxation.

### Bedroom 2

10' 7" x 7' 9" (3.22m x 2.37m)

Comfortable and Stylish Bedroom A well-proportioned bedroom featuring laminate flooring and fresh, neutral décor. Enhanced by wall lighting and natural airflow, with space for freestanding furniture. A peaceful and practical space, perfect for rest and relaxation.

### Bedroom 3

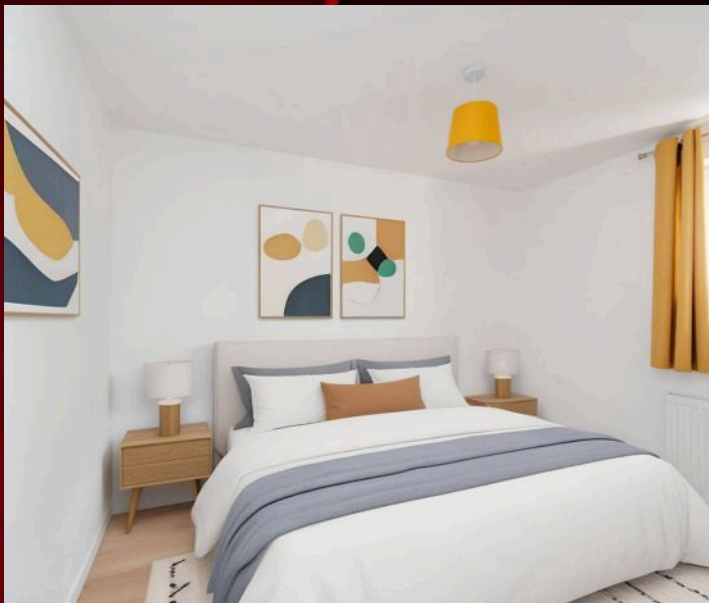
9' 8" x 6' 8" (2.95m x 2.03m)

Versatile Third Bedroom / Study This adaptable room is ideal as a third bedroom, home office, or study. Features include laminate flooring, central ceiling light, radiator, and fitted storage. A practical space with plenty of potential.

### Bathroom

5' 7" x 6' 7" (1.70m x 2.00m)

Modern Family Bathroom. A stylish bathroom featuring fully tiled walls, laminate flooring, and central ceiling light. Includes a modern bath with a mixer shower, run off the Combi boiler, glass screen and mixer tap. In addition, there is a standby electric shower. Also fitted with a contemporary WC, pedestal sink with mixer tap, and a decorative shelf. Opaque front-facing window provides natural light and privacy.





## FRONT GARDEN

Low-maintenance paved front garden with a fully enclosed drying area, complete with an outside light and water tap for convenience. Includes a handy storage shed gifted by the current owner and a front gate, providing secure and practical outdoor space.

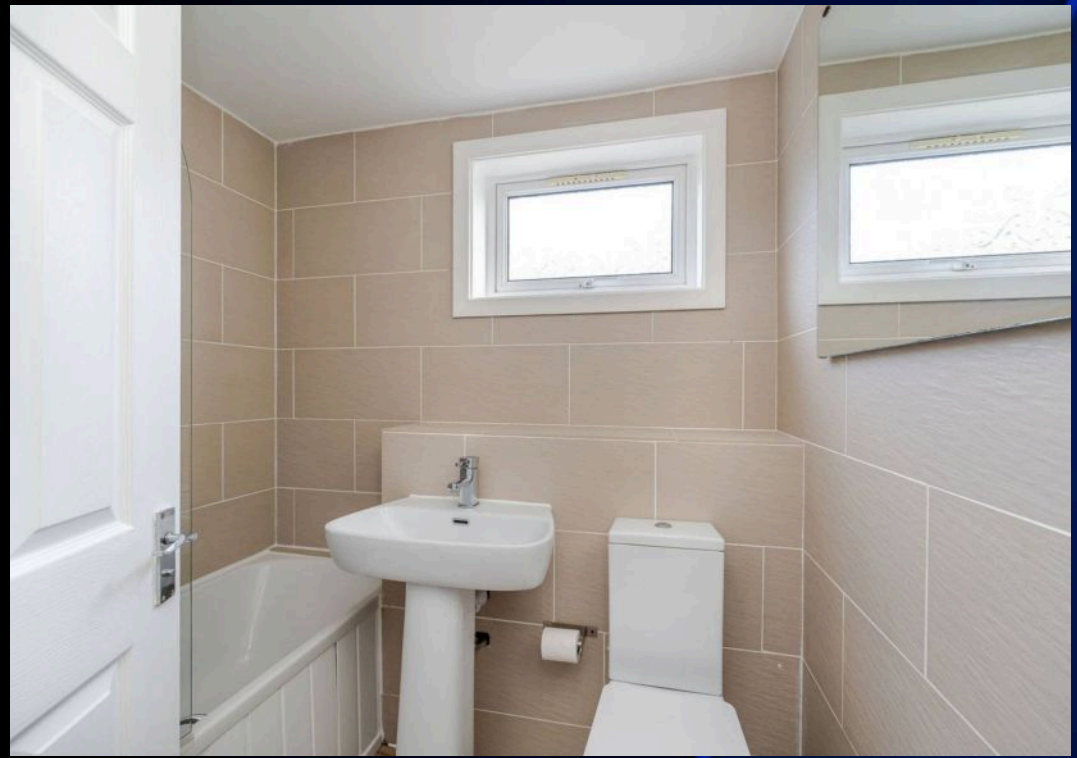
## REAR GARDEN

Lovely Rear South-Facing Garden. A mature south-facing garden featuring established hedgerows. Enjoy a large decking area complemented by paving stones and a decorative pebbled border with planters. Includes a shed generously gifted by the owner—perfect for outdoor relaxation and storage.

## OFF STREET

1 Parking Space

Off-Street Parking The property benefits from off-street parking located at the front, set on a gravel chipping surface for easy maintenance.



8 Mortonhall Park View, Edinburgh, EH17 8SW



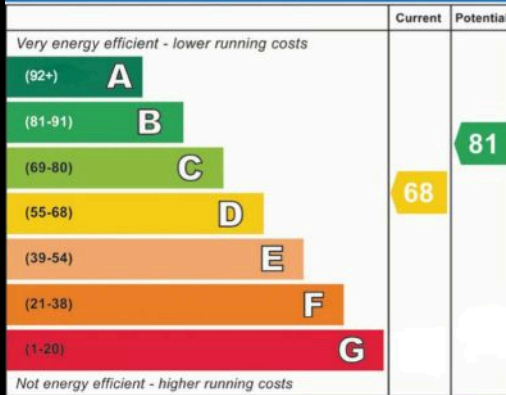
Ground Floor  
Approximate Floor Area  
430 sq. ft  
(40.02 sq. m)

First Floor  
Approximate Floor Area  
430 sq. ft  
(40.02 sq. m)

Approx. Gross Internal Floor Area 860 sq. ft / 80.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Energy Efficiency Rating**

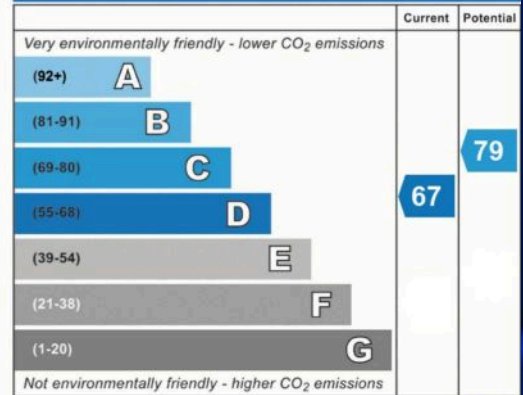


England, Scotland & Wales

EU Directive  
2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**



England, Scotland & Wales

EU Directive  
2002/91/EC





## RE/MAX Estates

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