

5 Lochiel Crossway, Mortonhall, Edinburgh, EH17 8WG



Description

Particularly appealing 3 bed terraced villa occupying an enviable position on this sought after development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This well presented home is a natural choice for a professional couple or family and offers comfortable and light filled living space over two floors which comes with the attraction of an enclosed rear garden - perfect for outside entertaining.

- Hallway with under stair storage and cloak room/WC
- Living/dining room with patio door to rear garden
- Kitchen
- Three bedrooms, one with extensive storage
- Bathroom consisting of a modern white suite having a shower over the bath
- Gas central heating and double glazing
- Enclosed rear garden
- Residents parking

Extras

The oven, hob, cooker hood, dishwasher, fridge/freezer and washing machine are included.

Factor

The development is factored by Ross & Liddell for approx. £300 per annum for the upkeep of communal areas.

EPC Rating: B

Price and Viewing

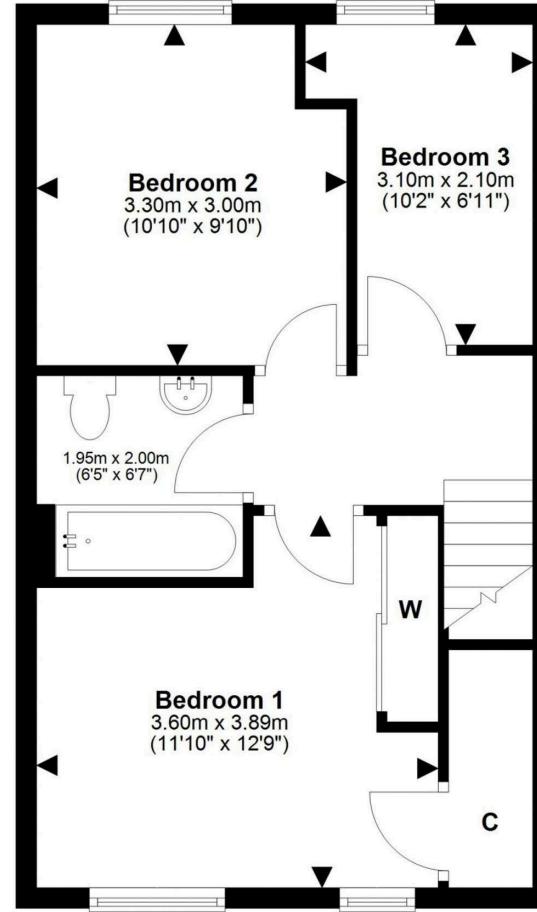
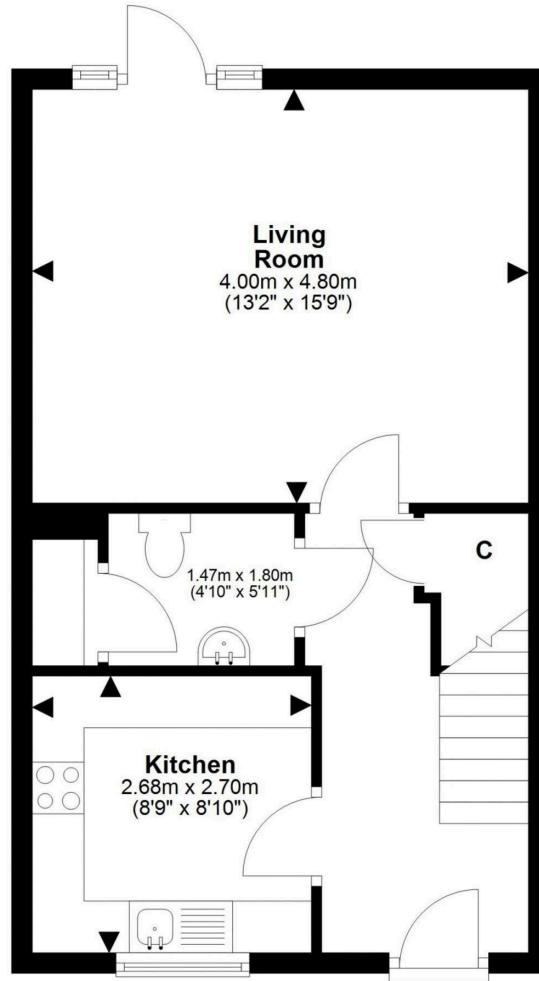
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Forming part of the sought after development having its own primary school, the property is perfectly positioned with its' vast open space in the centre of the estate. Lying approximately 4 miles to the south of Edinburgh City Centre, the property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing a M&S food hall & Sainsbury's supermarket. Cameron Toll Shopping Centre and Fort Kinnaird are also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. For the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Heritage Grange gives access to numerous walks from your doorstep, including the Braid Hills and Pentland Hills for those who enjoy the outdoors. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre and David Lloyd gym at Shawfair are all within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



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