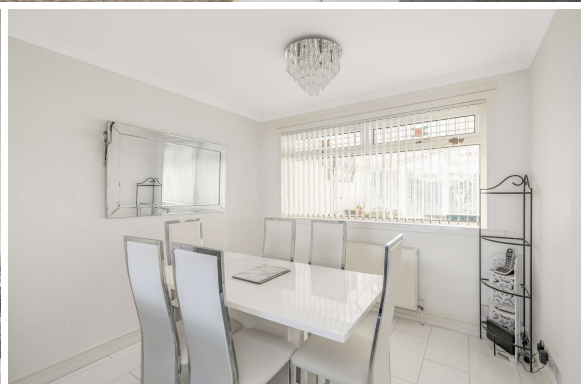




12 Mountcastle Drive North,
MOUNTCASTLE | EDINBURGH | EH8 7SJ

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Well presented, three bedroom terrace villa situated in the sought after and popular residential area of Mountcastle located to the east of the city centre within easy reach of Superstores and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park. The area is well served by regular bus routes into the City and to towns and villages down the East Coast. The bright and airy accommodation comprises of a welcoming entrance hallway with under-stair storage, spacious dual aspect living room with archway to the dining area, modern galley kitchen with integrated appliances and access to the good-sized conservatory which in turn gives access to the rear garden, carpeted stair to upper landing with shelved linen cupboard off, three double bedrooms, two with integrated storage, and contemporary bathroom with feature shower over bath and vanity sink unit. Further benefits include gas central heating; double glazing, paved driveway to the front, enclosed rear garden laid to lawn with patio area and unrestricted on street parking.

- Well presented terraced villa
- Entrance hallway
- Dual aspect living/dining room
- Galley kitchen with integrated appliances
- Generous conservatory
- Three double bedrooms
- Family bathroom with shower over bath
- Gas central heating and double glazing
- Fantastic storage throughout including attic with Ramsay ladder access
- Enclosed rear garden
- Paved driveway to front and enclosed rear garden
- Unrestricted on street parking
- Good local amenities and transport links

Council tax E Energy Rating C

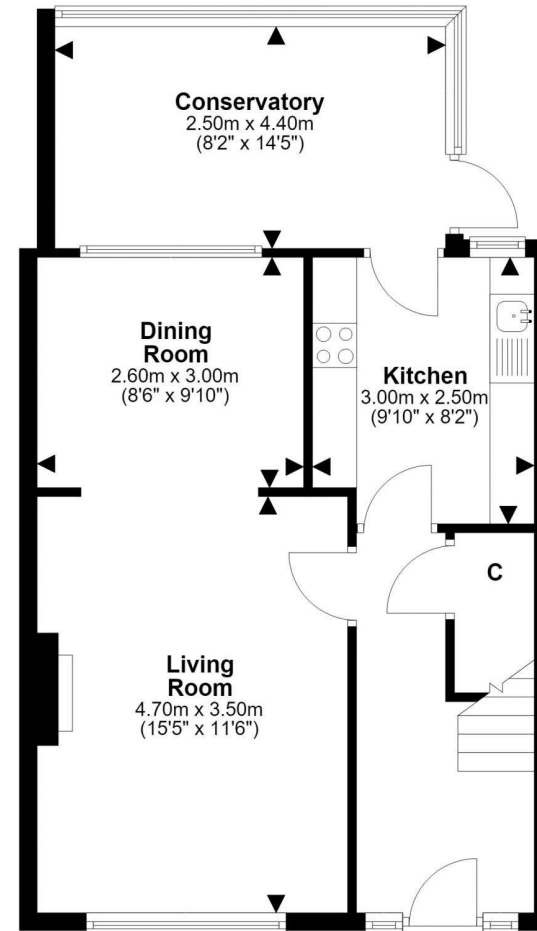
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



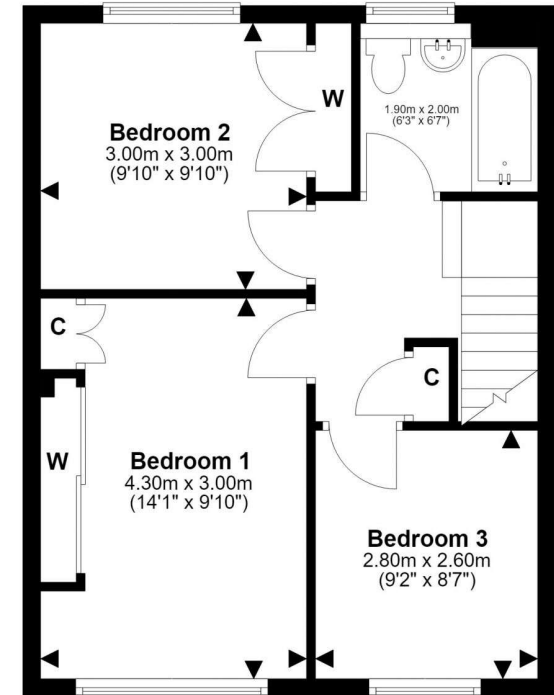
All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

The popular Mountcastle area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets. Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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.