



101 Mountcastle Drive North
MOUNTCASTLE | EDINBURGH | EH8 7SZ


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A superb and rarely available three-bedroom and two reception room semi detached home with stunning views of Arthur's Seat, commanding an enviable position within a quiet residential estate, tucked away in a tranquil position. This lovely family home, of immense appeal is in need of a degree of modernizing and offers spacious and light filled interior and comes complete with front and rear gardens and comes with a driveway.

The property comprises a bright and spacious living room with a dining area, stunning views of Arthur's Seat and doors leading into the conservatory at the rear of the property, also downstairs is an entrance porch and the kitchen with Belfast sink and fitted cupboards. Upstairs there are three well-proportioned bedrooms, two of which have built in wardrobes and views of Arthur's Seat and completing the accommodation is the shower room with shower and WC. Externally there are landscaped front and rear gardens with a patio, lawn, shed and rear driveway for safe off-street parking. This property has huge potential and with accommodation over two floors will undoubtedly appeal to families, investors and professional couples looking for extra space. Early viewing is recommended!

- Entrance porch
- Bright and spacious living room with dining area
- Kitchen with Belfast sink and fitted cupboards
- Three well-proportioned bedrooms
- Conservatory
- Stunning views of Arthur's Seat
- Attic
- Gas central heating and Double glazing
- Private front and rear gardens
- Private rear driveway

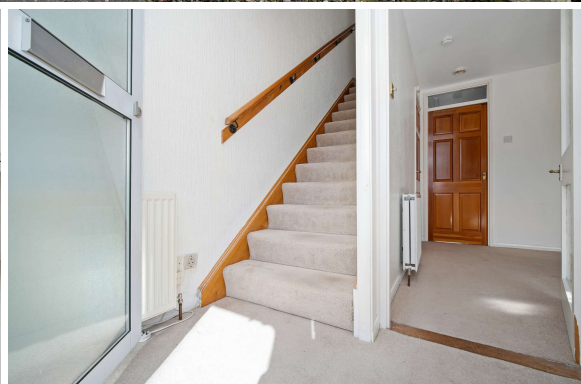
Energy Rating C, Council Tax Band D.

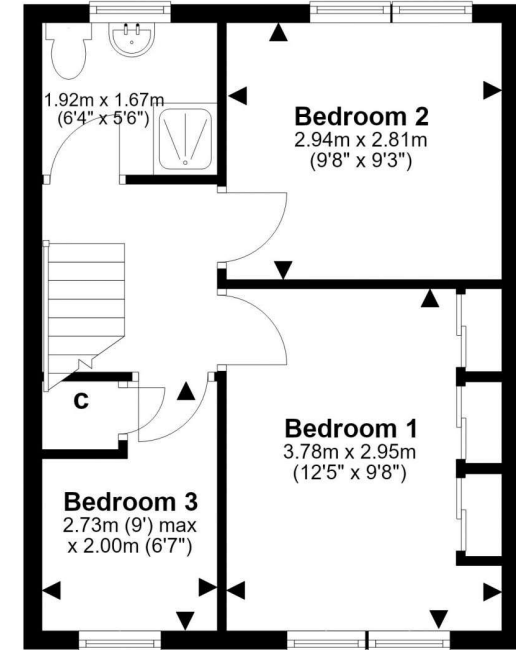
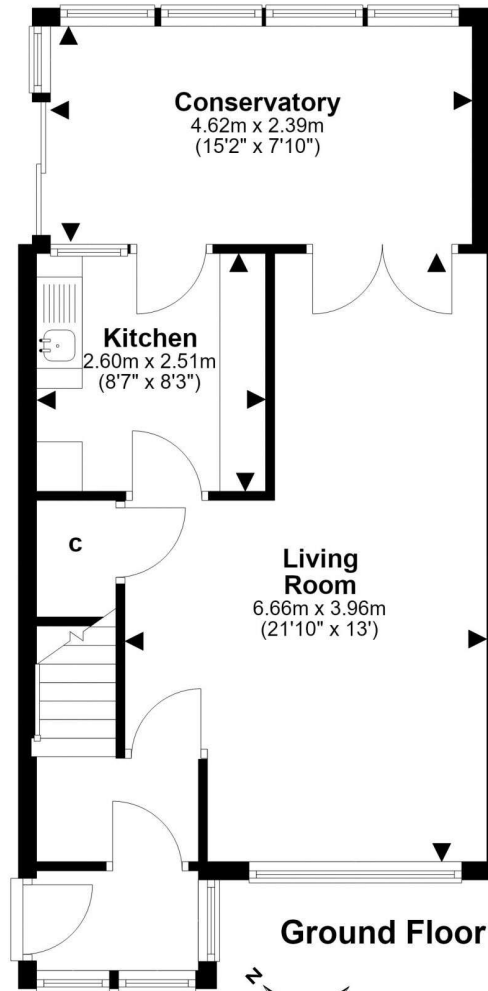
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



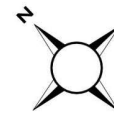
All fixtures and fittings will be included in the sale, being sold as seen.

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.





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.