



**12 Hepburn Crescent,**  
Mortonhall, Edinburgh, EH17 8XY

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](https://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with excellent fitted storage.
- Cloakroom/WC.
- Attractive living room with French doors to rear garden.
- Modern fitted kitchen with integrated appliances.
- Upper landing with access to attic.
- Master bedroom with built in mirrored wardrobes, further storage & fitted small home office.
- Open outlook to front with views to Arthur’s Seat.
- Two further bedrooms.
- Contemporary fitted bathroom with shower.
- Private garden to front.
- Gas central heating.
- Double glazing.
- Alarm.
- Enclosed garden to rear with decking area.
- Gate to rear providing access to residents’ car park.
- Children’s playpark within 100 metres.
- NHBC Guarantee.



## GENERAL DESCRIPTION

A fabulous mid-terrace villa situated within the popular Mortonhall district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of amenities. The property would be an ideal purchase for a first time buyer or young couple and the property is brought to the market in move-in condition throughout.

### FACTORING NOTE:

The development is factored by Ross & Liddell at an approximate charge of £150 per annum. This covers the maintenance of all the communal areas within the development.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

E.  
APPROXIMATELY 4.5 MILES TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
WITHIN 200 METRES.

## LOCATION

The property is set in the Mortonhall district of the city and forms part of the sought after Heritage Grange Estate, off Frogston Road East and with its own primary school. Lying just over 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 nearby 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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER. THE GARDEN SHED AND GARDEN FURNITURE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. SOME OTHER FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.







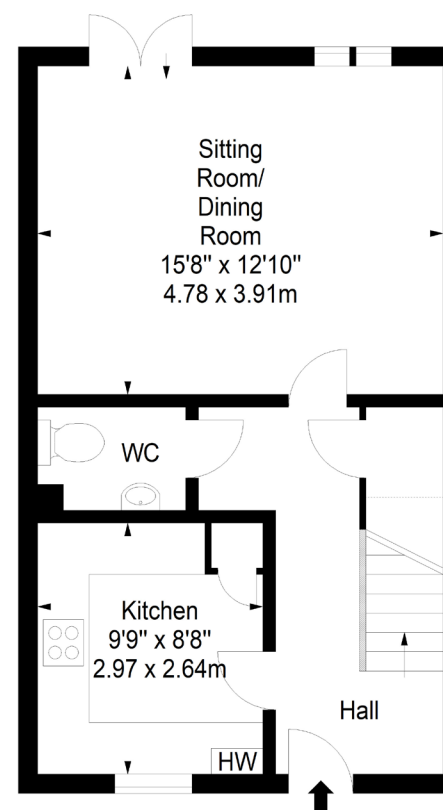
**Hepburn Crescent,  
Edinburgh,  
Midlothian, EH17 8XY**



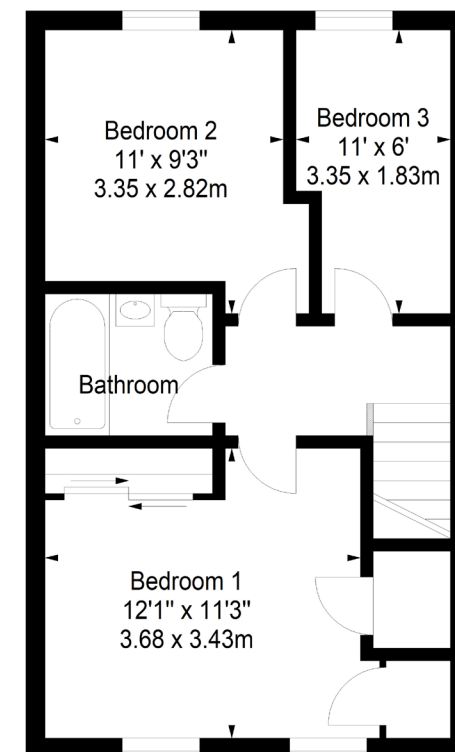
Approx. Gross Internal Area  
866 Sq Ft - 80.45 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



**ENERGY PERFORMANCE  
CERTIFICATE RATING B**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.