



76/11 Mortonhall Park Crescent
Edinburgh, EH17 8SY

- No onward chain
- Renovation required
- Separate garage
- Modern Kitchen
- EPC: D
- Council tax band: C





A spacious two-bedroom second-floor apartment, quietly positioned within a well-maintained residential block in the ever-popular Mortonhall area. The property enjoys a peaceful setting while remaining well connected, with frequent public transport links, excellent local amenities and Edinburgh's City Bypass all within easy reach. Benefiting from a secure entry system, communal gardens, double glazing and excellent storage throughout, the property also offers the added convenience of a large secure storage cupboard located beside the front door – ideal for bikes, outdoor equipment or additional household storage. This would make an excellent purchase for first-time buyers, investors or those looking to downsize. While the property would benefit from some redecoration, it offers well-proportioned accommodation, a practical layout and a pleasant leafy outlook to the rear.

Accommodation Summary:

A welcoming entrance hallway provides access to all rooms and features useful storage cupboards. The bright and spacious living room enjoys a peaceful rear-facing outlook over the mature communal grounds and neighbouring landscaped area, creating a lovely sense of openness and privacy. The kitchen is fitted with a range of wall and base units in a classic shaker style, providing a practical and well-designed workspace. A freestanding washing machine will be included within the sale. The property offers two generous double bedrooms, both benefiting from fitted wardrobes providing excellent storage. The bedrooms are served by a tiled bathroom with electric shower over bath. Overall, this is a well-located and versatile apartment offering comfortable living accommodation with

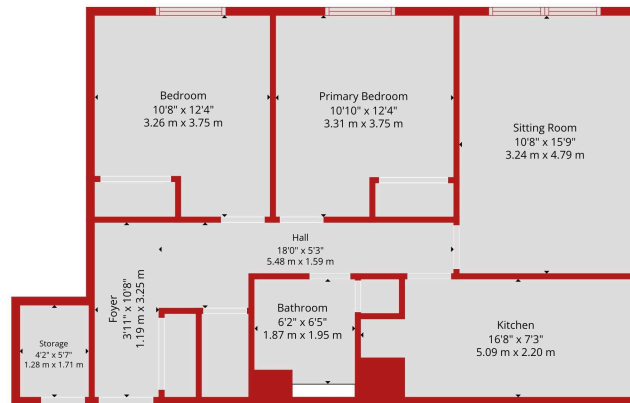
excellent potential for a new owner to add their own style. Externally there is on street parking as well as a private single garage.

Location:

Mortonhall is situated approximately four miles to the south of Edinburgh's city centre just off Frogston Road East and is well positioned for easy access to a wide range of excellent amenities. These include a number of local shops within easy walking distance and a further selection of larger retail outlets at the nearby Cameron Toll Shopping Centre and Straiton Retail Park which are only a short distance away by car. These offer a wider range of larger retail stores including Marks and Spencers Food and a Sainsbury's supermarket. Mortonhall Garden Centre and Farm shop are only a short walk away, as well as the Stable Bar & Restaurant. There are good schools within the catchment area at both primary and secondary levels and a number of Edinburgh's highly regarded private schools are also nearby and include George Heriots and George Watson's College. Mortonhall is also well placed for ease of access to Edinburgh's city by-pass which provides highly effective routes to both East and West Lothian, Edinburgh Airport, the Queensferry Crossing and the main motorway network. Regular public transport services operate to and from the city centre and to surrounding areas.

Agents Note:

Trinity Factors - circa £240 p.a, there is no communal buildings insurance.



Total: 769 sq. Ft. 71 m²
1st Floor: 769 sq. Ft. 71 m²
Excluded Areas: Storage: 24 sq. Ft. 2 M², Walls: 61 sq. Ft. 6 m²
(Internal Figures Only, Measurements Are Deemed Highly Reliable But Not Guaranteed)



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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