

Jardine Phillips  
Solicitors • Estate Agents

## MORTONHALL

68 MORTONHALL PARK CRESCENT,  
MORTONHALL  
EH17 8SX



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EPC RATING: D

OFFERS OVER £365,000

## PROPERTY DESCRIPTION

- Bright welcoming hallway with understairs storage & convenient downstairs cloakroom
- Sunny sitting room with floor to ceiling window to the front & feature fireplace
- Open plan kitchen/dining room with excellent range of white shaker style fitted units, blue feature tiling & integrated appliances and lots of space for dining & entertaining, with sliding doors to -
- Light conservatory – a wonderful place to relax overlooking the garden
- Three double bedrooms, all with fitted storage
- Modern family bathroom with bath with electric shower over, sink & wc
- Partially floored attic for additional storage with access via a retractable ladder
- Electric heating with hot water immersion & hot water storage cylinder
- Upvc double glazed windows
- Stunning landscaped gardens with paved patio area for dining, fenced off sitting area making it nice & private, surrounded by raised beds, shrubs & trees
- Off street parking and attached single-car garage with electric light, power, water & drainage connections



VIEWING

Please

Call 07999342743





## BEAUTIFULLY PRESENTED THREE BED THREE RECEPTION ROOM DETACHED VILLA WITH GARAGE & SUPERB GARDENS

Located in the very popular area of Mortonhall is this stunning property that has been lovingly updated over the years and provides wonderful entertaining space downstairs, including a sitting room, open plan kitchen/dining room, sunny conservatory together with a downstairs wc. Upstairs there are three double bedrooms and a family bathroom. This immaculate property is topped off with an amazing landscaped garden to the rear with areas for sitting, relaxing and dining. This would make a wonderful home for professionals or a young family with its excellent transport links and wide array of shopping facilities available at nearby Straiton Retail Park.

### AREA

Mortonhall lies between Fairmilehead & Gilmerton, close to Liberton, the Braid Hills & Morningside. Straiton Retail Park is close by with its wide array of retail outlets and there is further shopping available at Hunters Tryst and nearby Cameron Toll & Morningside. Within walking distance there is a medical practice, chemist, dentist, leisure centre and local shops. The local schools are well-renowned and the property is in the catchment for the new Frogston & St Catherine's RC Primary Schools and Gracemount & Holy Rood RC High Schools. The area is close to the A701, providing a direct route to the city bypass and onward to Penicuik and the Scottish Borders. The Braid Hills are within walking distance, offering panoramic views over Edinburgh and beyond together with the Pentland Hills Regional Park, which offers a range of outdoor pursuits, including Hillend ski slope. The nearby Mortonhall Estate provides numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services run along Howdenhall Road and Frogston Road (via Morningside) into and out of the city centre

as well as a regular bus service to the Royal Infirmary and Edinburgh Airport.

### EXTRAS

The blinds in conservatory, kitchen, living room and front bedrooms and curtains in the back bedroom. The light fittings, electric hob, oven, cooker hood, dishwasher, integrated fridge freezer, washing machine and tumble drier are included in the sale.

### HOME REPORT VALUATION

£375,000

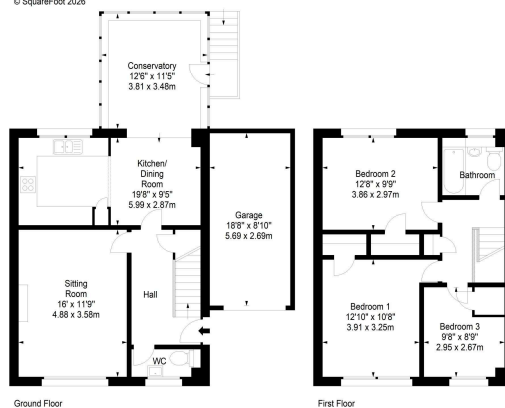


Sitting room	16' x 11'9 (4.88 x 3.58m)
Kitchen/dining room	19'8 x 9'5 (5.99 x 2.87m)
Conservatory	12'6 x 11'5 (3.81 x 3.48m)
Bedroom 1	12'10 x 10'8 (3.91 x 3.25m)
Bedroom 2	12'8 x 9'9 (3.86 x 2.97m)
Bedroom 3	9'8 x 8'9 (2.95 x 2.67m)
Garage	18'8 x 8'10 (5.69 x 2.69m)

Mortonhall Park Crescent,  
Edinburgh,  
Midlothian, EH17 8SX



Approx. Gross Internal Area  
1162 Sq Ft - 109.81 Sq M  
Garage  
Approx. Gross Internal Area  
164 Sq Ft - 15.24 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

