



Beautifully presented, with impressive scenery

Two-bedroom, second floor flat



This bright and beautifully presented two-bedroom, second-floor flat forms part of a modern development in the popular Mountcastle area of Edinburgh. Presented in move-in condition, the property offers comfortable, well-proportioned accommodation with excellent views, modern finishes and convenient access to a wide range of local amenities. The property would make an excellent first-time purchase or, having previously been used as a rental property, represents an attractive opportunity for buy-to-let investors. A well-maintained communal entrance provides access to the building, with the flat itself offering a welcoming hallway and useful storage space. The spacious lounge is a particular highlight, featuring a lovely bay window, laminate flooring and impressive far-reaching views across Edinburgh and towards East Lothian. The abundance of natural light creates a bright and inviting living space. The dining kitchen is fitted with a range of modern white units, appliances and a smart tiled floor. There are leafy views and ample room for a dining table and chairs, making this a practical and sociable space for everyday living. Both bedrooms are well-proportioned double rooms and benefit from fitted wardrobes. The first bedroom has a stylish feature wall, with furniture available by separate arrangement if required. The second bedroom enjoys stunning views, creating a particularly attractive outlook. The bathroom is well presented and features a stylish wash hand basin, bath and overhead shower, vanity unit and window, providing natural light and ventilation. The property benefits from well-kept communal grounds and an allocated parking space, providing valuable convenience for residents. The property is also located close to Holyrood Park, offering superb opportunities for walking, outdoor pursuits and enjoying some of Edinburgh's most impressive scenery.

Key Features

Communal entrance

Hallway

Lounge

Dining kitchen

Two double bedrooms

Bathroom

Double glazing and electric heating

Communal grounds and allocated parking space

Factored by Ross and Liddell - approx. £1,040 per annum, includes maintenance of common areas and buildings insurance



Mountcastle

Mountcastle is a popular residential area to the east of Edinburgh city centre, offering an excellent range of amenities and everyday conveniences. Local shops, a pharmacy and florist are close at hand, with Morrisons and other supermarkets providing convenient options for larger grocery shops. The nearby Portobello High Street adds a choice of independent shops, cafés, bars and restaurants, while Fort Kinraid provides an extensive selection of retail, dining and leisure facilities. For outdoor recreation, residents are well placed for Figgate Park, Holyrood Park, Arthur's Seat and Salisbury Crags, with Portobello Beach also within easy reach. The area is well served by local schools and regular bus services into the city centre, while the nearby A1 and City Bypass provide excellent road connections for commuters and wider travel.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer are included in the sale (no warranties given). Double bed, chest of drawers and bedside table can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

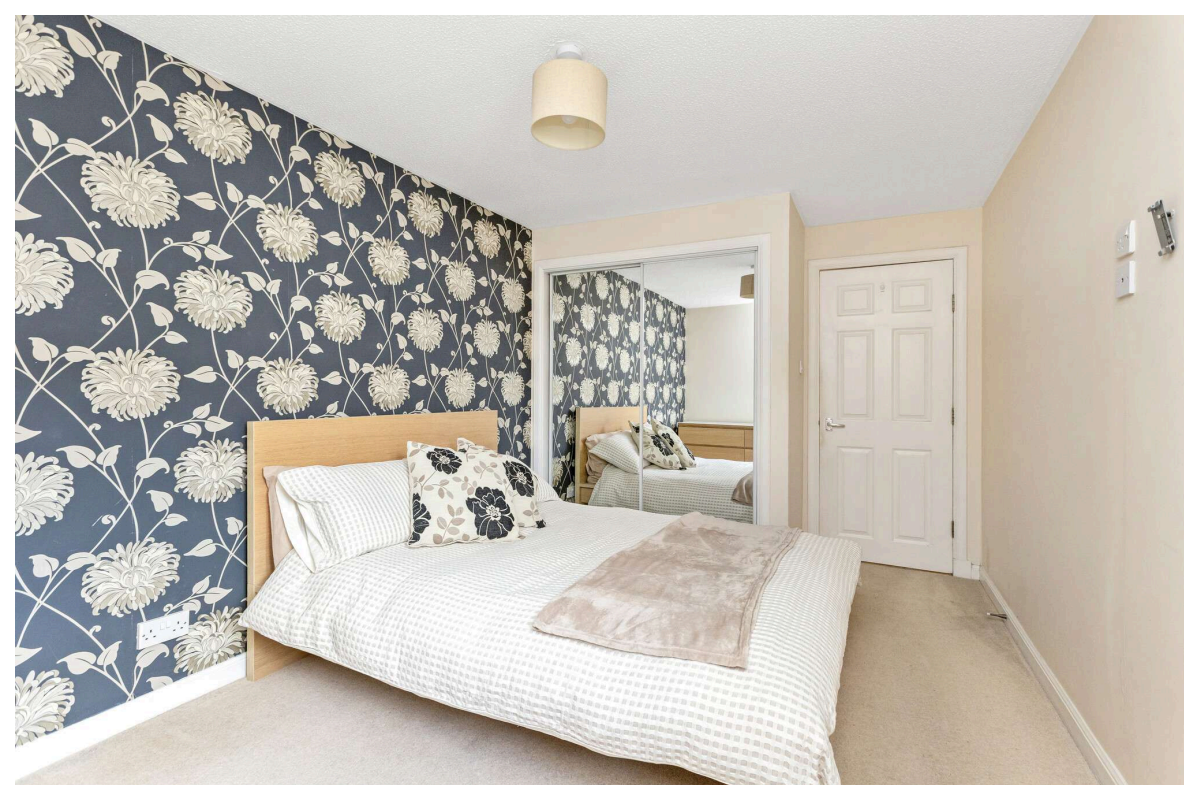
£220,000

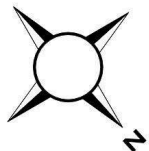
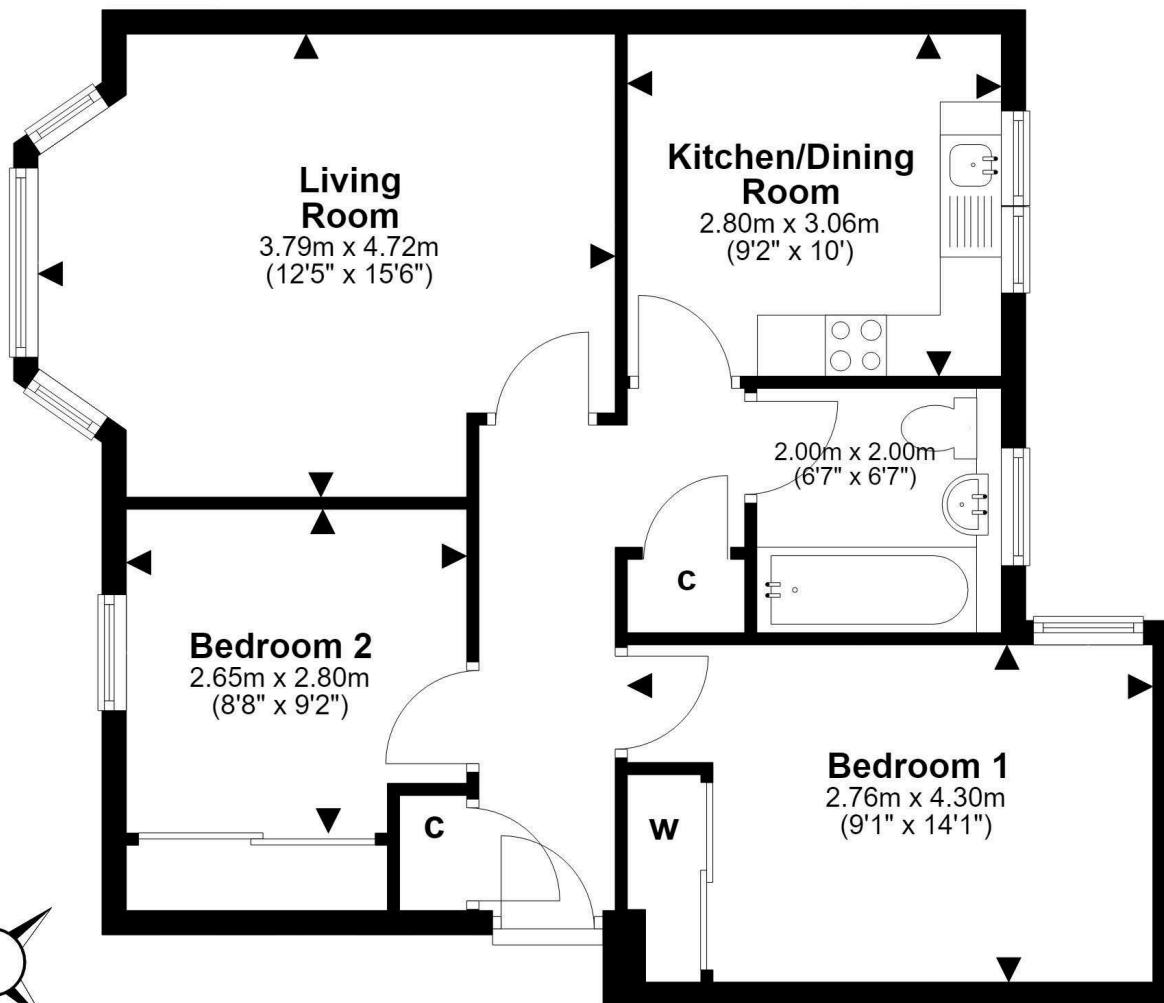
EPC Rating

C

Tenure

Freehold





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.



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