



99 Mountcastle Drive North
Edinburgh, EH8 7SZ

A

"99 Mountcastle Drive North is a three bedroom semi-detached house, offering excellent family accommodation in move-in condition"

- WELCOMING ENTRANCE HALL
- LIVING / DINING / KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE) / STUDY
- BATHROOM
- DOWNSTAIR WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DETACHED SINGLE GARAGE WITH DRIVEWAY
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Mountcastle is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University Campus.

Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

DESCRIPTION

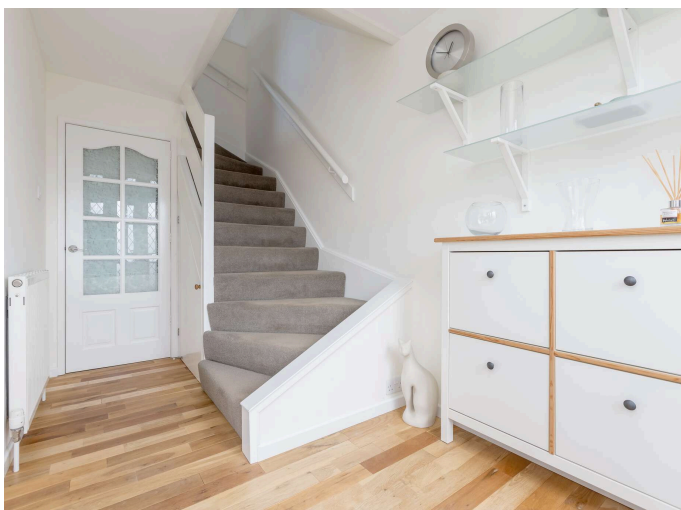
99 Mountcastle Drive North is an immaculately presented, three bedroom semi-detached house offering excellent family accommodation in move-in condition. Situated in the highly sought-after district of Mountcastle, the property comprises: welcoming entrance hall with WC and understairs storage; bright and spacious open plan living room / dining room and kitchen; beautiful sun room leading to enclosed private rear garden; carpeted stair to upper landing with access hatch to attic; generous double bedroom 1 with built-in wardrobe; double bedroom 2 with built-in wardrobe; double bedroom 3 / study and contemporary bathroom with shower over bath. Further benefits include: gas central heating; double glazing; private front & rear gardens; single detached garage with driveway; tastefully decorated throughout; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

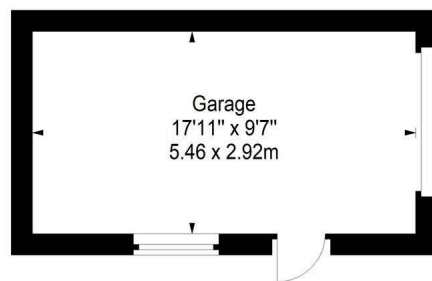
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



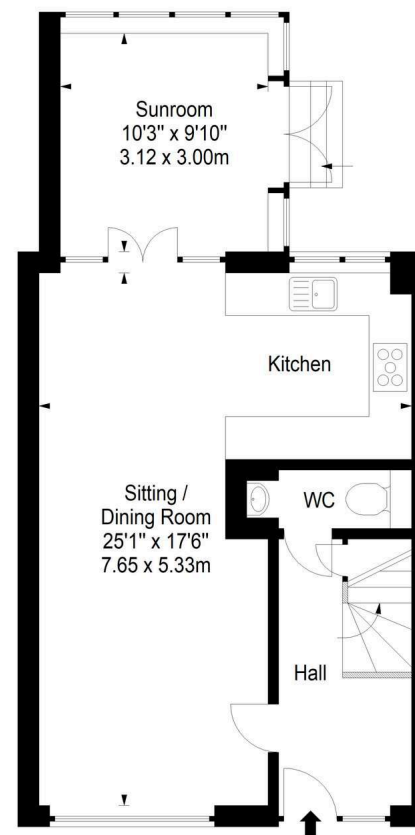
**Mountcastle Drive North,
 Edinburgh,
 Midlothian, EH8 7SZ**



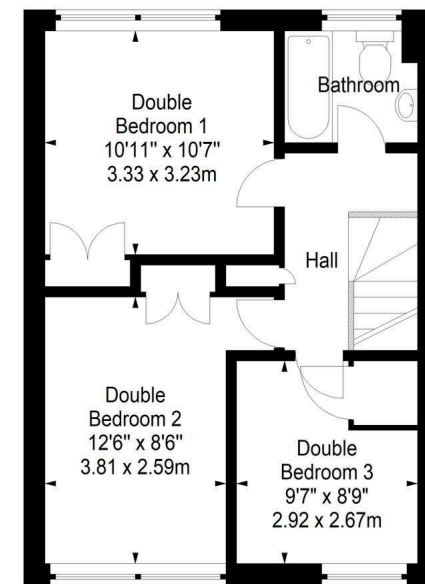
Approx. Gross Internal Area
 995 Sq Ft - 92.44 Sq M
 Garage
 Approx. Gross Internal Area
 171 Sq Ft - 15.89 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor



Ground Floor



First Floor



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565