

campbell  
smith

193 Mountcastle  
Crescent,  
Edinburgh,  
EH8 7SX



- Ideal family sized mid terraced villa
- Move in condition
- South westerly aspect with view of Arthur's Seat
- Easy access to Figgate Park
- Sitting/dining room with picture window & French doors
- Kitchen
- 3 bedrooms - 2 with built-in wardrobes
- Bathroom with electric shower over bath and separate shower
- Gas central heating
- Double glazing
- Easily maintained front & rear gardens
- Private garage with driveway

Offers Over : £310,000









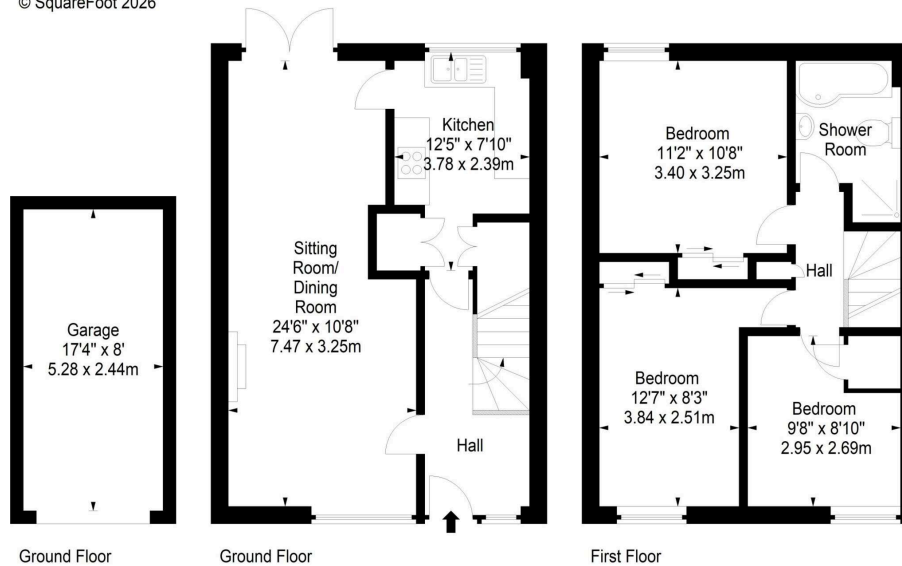




Mountcastle Crescent,  
Edinburgh,  
Midlothian, EH8 7SX



Approx. Gross Internal Area  
891 Sq Ft - 82.77 Sq M  
Garage  
Approx. Gross Internal Area  
138 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



+ Extras  
The fitted carpets, blinds, curtains,  
kitchen white goods & shed are included

Buses  
Mountcastle Road North - 5. Northfield  
Broadway - 4, 5

Shops  
Tesco Express on Willowbrae Road,  
Morrisons on Portobello Road, Asda at  
the Jewel

Schools  
The Royal High PS, St John's RC PS,  
Portobello HS, Holy Road RC HS

Parking  
On street & single garage with drive

Council Tax Band - E

EPC - C

Factor  
None

Viewing  
Telephone Campbell Smith on  
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

campbell  
smith

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk