



186 Mountcastle Crescent Mountcastle Edinburgh EH8 7SX



IMMS
REALESTATE

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Well presented and spacious, three-bedroom, semi-detached villa with garage and private gardens, offering flexible accommodation on two levels and located in the popular residential area of Mountcastle, east of Edinburgh's City Centre.

Mountcastle is an established residential area, lying within easy reach of excellent shopping at Portobello, Meadowbank, Leith, Fort Kinnaird, and The Jewel. The property is also well situated for easy access to the City Centre and the Scottish Parliament. For recreational facilities, Meadowbank Sports Centre and Arthur's Seat are close by.

There are regular bus services running close by giving quick and easy access to the city centre and surrounding areas. The property is also well positioned for easy access to the city bypass and A1.



Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities including a large attic. All kitchen appliances are included in the sale together with all fitted blinds and floor coverings. The kitchen appliances are not warranted. Most other items may be available to purchase through separate negotiation.

Driveways for 2 cars provide off-street parking. Single garage and workshop. Private front and rear gardens.



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Property Details:

- Entrance Hall with carpeted staircase to upper floor.
- Bright and spacious Lounge / Dining Room with dual aspect to front and rear. Feature fireplace with wooden surround and electric fire. Space for dining table and chairs. Serving hatch to kitchen.
- Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine, dishwasher and fridge. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear overlooking garden. Door to rear hall with doors to garage, workshop and garden.

Upper Floor

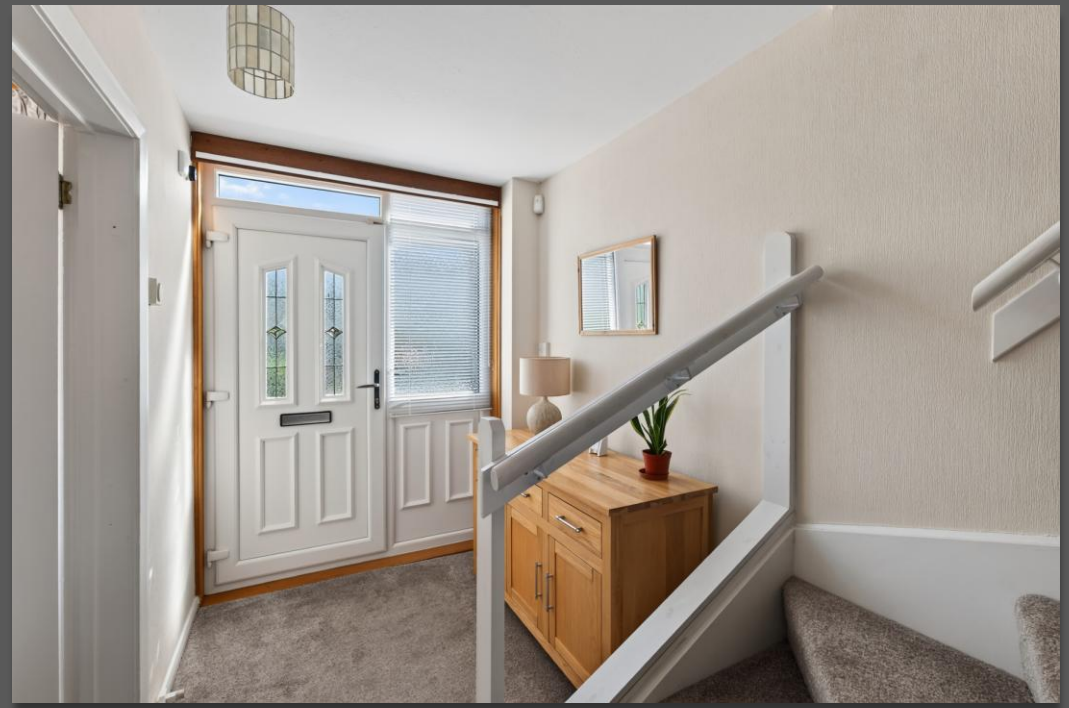
- Landing with cupboard. Built in storage cupboards. Attic access hatch leading to large partially floored attic that provides excellent additional storage space.
- Large Double Bedroom with window to rear. Built in mirrored wardrobes with hanging space and shelving.
- Second Double Bedroom with window to front. Built in mirrored wardrobes with hanging space and shelving.
- Third Bedroom with window to front.
- Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Mirror. Frosted window to rear.











EXTERNAL

Driveways for 2 cars provide off street parking. Single garage with up and over door, power and light.

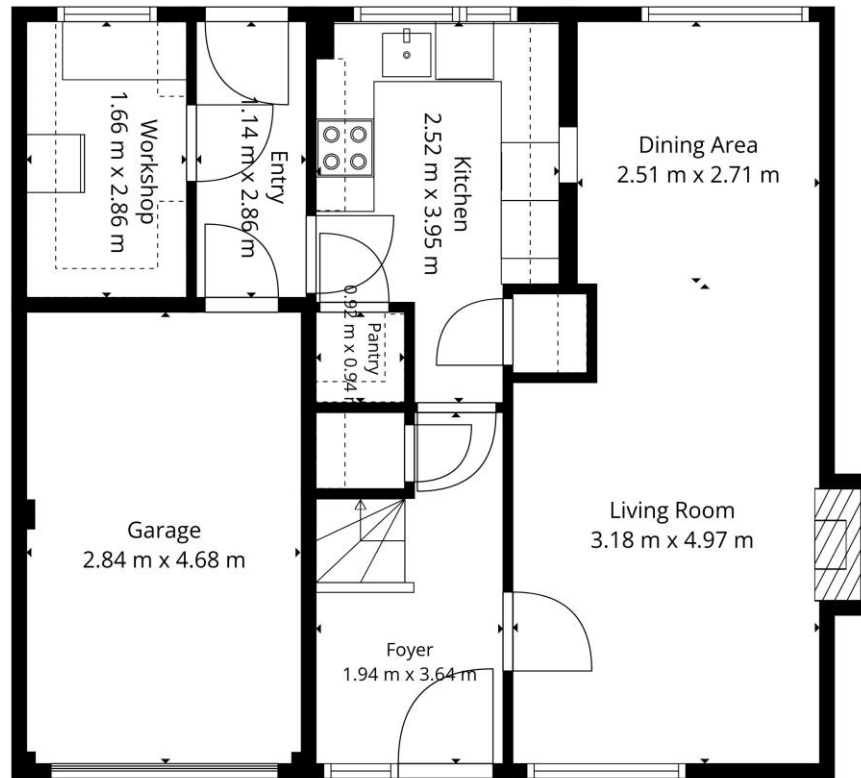
Workshop with window to rear overlooking garden. The freezer is included in the sale. Work bench and shelving.

The West facing rear garden is fully enclosed and features a patio with space for garden furniture and a lawn bordered with a lovely array of established plants and shrubs. The garden shed is included in the sale.

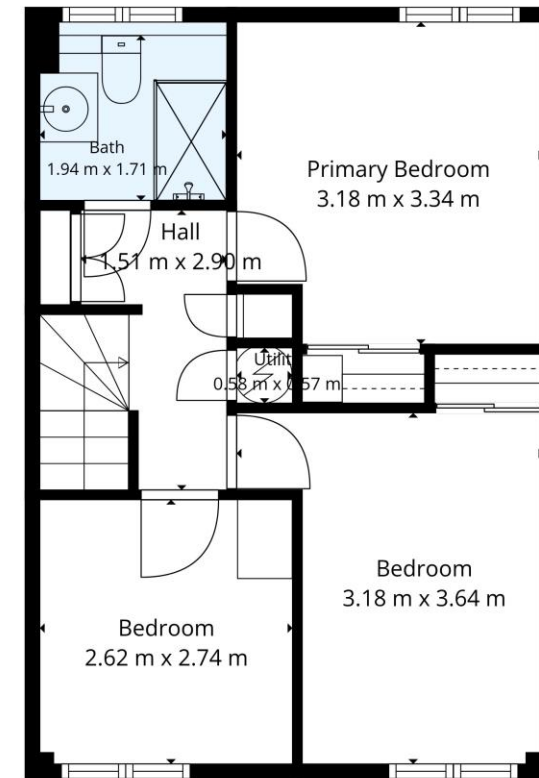
Energy Efficiency Rating: D

Council Tax Band: E





Ground Floor



First Floor

Total: 80 m2

Ground Floor: 40 M2, First Floor: 40 m2

Excluded Areas: Garage: 13 M2, Workshop: 5 M2, Entry: 3 M2,

Undefined: 1 M2, Fireplace: 1 M2, Walls: 10 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

