

98 Mountcastle Crescent, Mountcastle, Edinburgh, EH8 7SE





### Description

An excellent opportunity has arisen to acquire a particularly appealing three bedroom mid-terraced villa quietly situated within the popular residential district of Mountcastle. The location is a short distance from the City Centre and offers a good range of local shops, amenities and well regarded schooling. The property provides comfortable and light filled living ideal for a couple, or family and comes with the added attraction of an enclosed sunny south-facing rear garden.

- Hallway with storage cupboard
- Spacious living/dining room with windows to both the front and rear ensuring maximum natural daylight
- Well appointed kitchen with door giving access to rear garden
- Two comfortable double bedrooms, both with fitted storage
- Bedroom 3
- Bathroom consisting of a classic three piece white suite with separate walk-in shower
- Floored attic space with storage
- Electric panel heaters
- Double glazing
- Private gardens to the front and rear
- Private parking space to rear of property

### Extras

The curtains, oven, hob, microwave, washing machine, fridge/freezer and garden shed are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

### EPC Rating: E

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

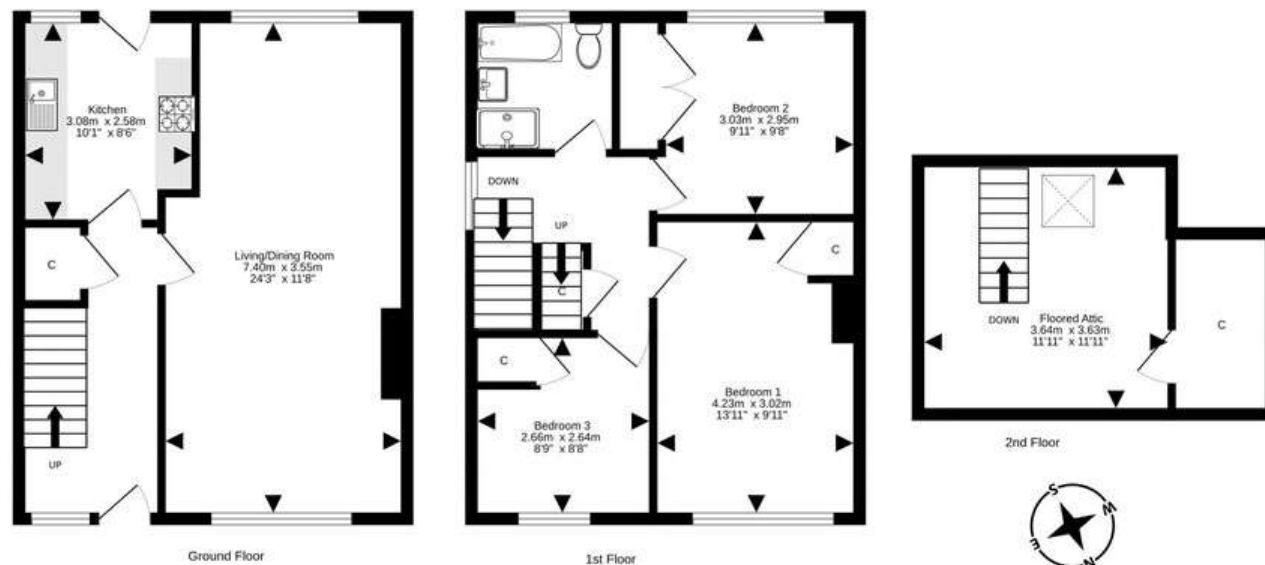




### Location

The property is situated within the sought after Mountcastle district of the city, lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrison's supermarket with a large 24 hour Asda supermarket located at The Jewel. Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema. Schooling is well represented in the area from nursery through to senior level and the property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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