



**35 Mountcastle Place**  
Edinburgh, EH8 7TB

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# "35 Mountcastle Place is a bright and spacious three-bedroom end of terrace family home, situated within a quiet residential cul-de-sac"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- FRONT & BACK GARDEN
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD LOCAL AMENITIES
- EXCELLENT 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 and Newcraighall railway stations 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. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Arthur's Seat, Figgate Park, Portobello Promenade and Beach are great for a relaxed stroll.

### COUNCIL TAX

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



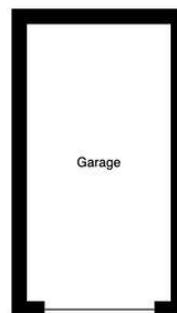
### DESCRIPTION

35 Mountcastle Place is a bright and spacious three-bedroom end of terrace family home, situated within a quiet residential cul-de-sac, 3 miles East of the city centre. With lovely, well-maintained gardens to the front and rear along with single garage, early viewing is highly recommended. The property is presented to the market in excellent condition throughout with accommodation comprising of: welcoming hallway with carpeted stair leading to the first floor; generous dual aspect living room/diner with patio doors to rear garden; kitchen with ample floor and wall mounted storage cupboards; rear facing double bedroom 1 with built in wardrobe space; front facing double bedroom 2 with built in wardrobe space; front facing single bedroom 3 and a modern, fully tiled shower room which completes the accommodation on offer. Externally, the property boasts an enclosed, low maintenance northwest facing garden with raised decking, perfect for entertaining within the summer months. Further benefits include gas central heating; double glazing, attic with ramsay ladder, alarm system, garden shed and ample on street parking.

### EPC RATING

The energy efficiency rating for this property is band C

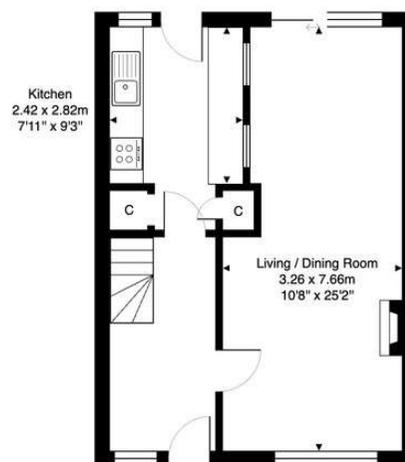
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Total Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.



Ground Floor



First Floor

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



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