



76/4 Mortonhall Park Crescent, Edinburgh, EH17 8SX

Spacious and Well-Presented, Two-Bedroom, Ground-Floor Flat, with a Private Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Spacious and well-presented, two-bedroom, ground-floor flat, with a private garage and shared garden grounds. Set in a modern, residential development, in the popular Mortonhall area, located to the south of Edinburgh city centre.

Comprises an entrance hallway, a living room, a dining kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen and shower room and contemporary flooring. In addition, there is double glazing, gas central heating and good storage provision, including wardrobes in both bedrooms, a walk-in hall storeroom and a secure, external storage locker.

There is also a secure entry system, a single garage, a communal garden and ample on-street parking.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring. A living room is filled with natural light, from a wide, floor-to-ceiling window, affording views across the shared garden. The bright reception room offers a spacious, versatile floor plan for a variety of freestanding furniture and leads, conveniently, into a kitchen. Providing space for a dining table and chairs, the kitchen is fitted with modern, white units, granite-effect worktops and splash-back tiling. Appliances include a freestanding cooker and a dishwasher, whilst space is available for a fridge/freezer and a washing machine.

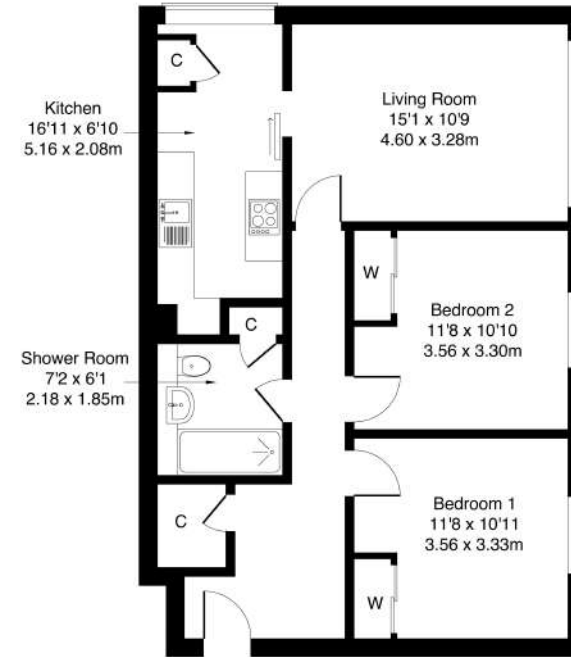
Two double bedrooms continue the generous proportions of the living space and both maximise floorspace with built-in wardrobe storage.

Completing the accommodation, a stylish, contemporary shower room comprises a large, walk-in shower, a two-piece suite set into storage, a chrome, ladder-style radiator, panel splash walls and slate-effect flooring.



76/4 Mortonhall Park, Crescent Edinburgh EH17 8SX

Approximate Gross Internal Area: (745 sq ft - 69 sq m.)

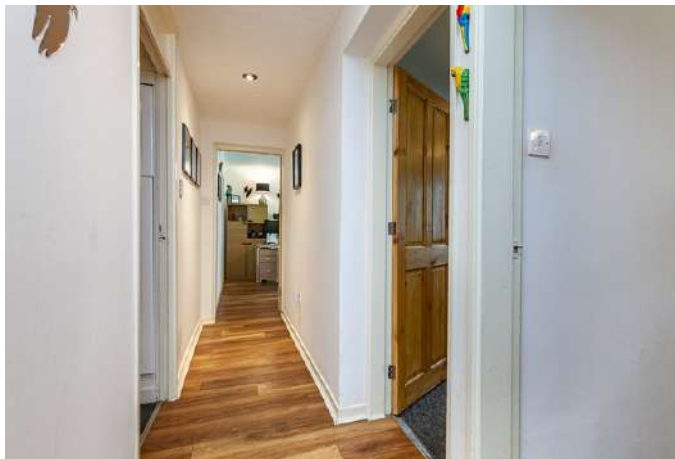


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Mortonhall lies between Fairmilehead and Gilmerton, to the south of Liberton and the Braid Hills. The area lies close to the A701, which provides a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park

lies around one mile distant, offering a range of outdoor pursuits, including Scotland's largest artificial ski-slope, and the nearby Mortonhall Estate has numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services pass along Howdenhall Road and the city bypass is quickly accessible.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

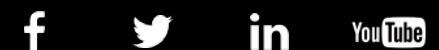
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.