



6 Mountcastle Drive North

Edinburgh, EH8 7SJ

Offers Over £290,000

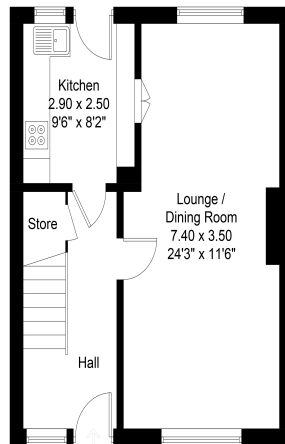
Viewings: Please call 07784 347 800

An Appealing Terrace House Offering Bright & Flexible Family Accommodation In The Mountcastle Neighbourhood, Convenient For Shopping, Services, Schools And Transport Links

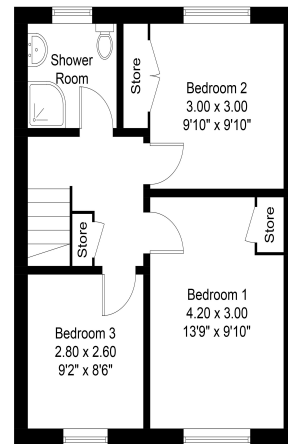
- Spacious Living-Dining Room
- Kitchen
- 3- Double Bedrooms
- Bathroom
- Integral Storage
- Attic Games Room/Storage
- GCH & DG
- Private Enclosed Garden
- Driveway



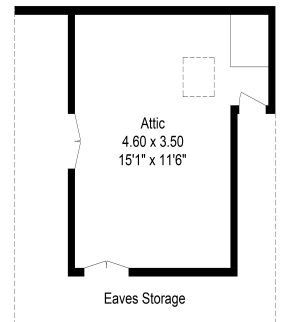
6 Mountcastle Drive North



Ground Floor



First Floor



Attic

Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

The Accommodation

Well situated for accessing shopping, schools and bus services into and out of the city centre, this property offers spacious and bright accommodation that would particularly suit a growing family. The attractive mid-terrace house benefits from modern gas central heating (with a regularly serviced combi boiler) and double glazing and is presented in predominantly light, neutral decor with fitted floor coverings. There is a driveway to the front and an enclosed private garden to the rear.

Living - Dining Room: With large windows to the front and rear, this bright, open-plan living-dining room offers lots of flexibility and a sociable space for all the family, especially with the servery that provides convenience through from the kitchen to the dining area. The attractive parquet wood flooring is highlighted by the predominantly neutral wall decor.

Kitchen: Plentiful storage and worktop space is provided by the fitted kitchen units, which are in light maple finish with contrasting worktops and neutral toned walls. There is plentiful natural light via the glazed door and window that offers an outlook from the sink to the rear garden. Included in the sale are the following white goods: dish-washer, washing machine, the new tall fridge-freezer, and of course the gas hob and electric oven. The serving hatch to the dining area provides super convenience for family meals.

Halls The entrance hall is similarly user-friendly with natural light via the window and space for typical hall furnishing. There is also useful storage capacity beneath the staircase. The upper hall benefits from an integrated airing cupboard and provides the access hatch to the spacious attic.

Attic: The spacious attic has been professionally lined, floored and fitted with lights and electrical sockets. It benefits from a skylight window and offers super space for a play area with potential for further development to form further accommodation, subject to any necessary approval.

Double Bedroom 1: A spacious, front facing double bedroom with integral storage capacity and space for substantial additional wardrobes etc. The outlook takes in parts of the Firth of Forth.

Double Bedroom 2: Rear facing double bedroom with inbuilt double wardrobe and a southerly aspect.

Double Bedroom 3: A smaller, front facing double bedroom, presently used as a home office, might serve equally well as a bedroom / nursery or playroom.

Shower Room: With space to accommodate a bath if desired, the shower room is tiled all round and features white sanitary ware with an electric shower in the corner enclosure. There is also a chrome heated towel ladder.

Exterior; To the southerly rear of the house is a paved and enclosed private garden area with a secure shed. To the front is the mono-bloc' driveway and additional unrestricted on-street parking.

Energy Rating: D Council Tax Band: E

Location

Mountcastle is a well established and popular residential area located just to the east of Edinburgh's city centre. There are local shops catering for day-to-day needs, plus supermarkets, such as Morrisons on Portobello Road within easy reach. The recently developed Meadowbank sports centre and its neighbouring shopping centre are not far afield. Green spaces include Figgate Park and Holyrood Park. Whilst local schools include the Royal High Primary and Portobello High. There are regular bus services providing access to the City Centre and beyond and the seaside town of Portobello provides its own unique character, shopping and wealth of services, plus the beach.

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

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BELL**
Solicitors & Estate Agents

Your Personal Professional Property Service

Aikman Bell Solicitors & Estate Agents
19 Cadzow Place, London Road, Edinburgh EH7 5SN
T: 0131 661 0015 E: admin@aikmanbell.co.uk F: 0131 661 0150 www.aikmanbell.co.uk