



Deans Properties

Deans Solicitors and Estate Agents LLP



23 Mountcastle Place
MOUNTCASTLE, EH8 7TB



MID TERRACE HOUSE

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Conservatory
- Front and Rear Gardens
- Garage
- Double/Triple Glazed Windows
- Gas Central Heating
- EPC Rating – C

This beautifully presented mid-terraced villa is located in a quiet and peaceful cul de sac in the popular residential area of Mountcastle, in the East of Edinburgh. The location is a short distance from the City Centre and offers an array of local shops, schools and excellent amenities close by including Fort Kinnaird Retail Park. There are good public transport links as well as connections to the City Bypass. Recently renovated, the accommodation comprises; entrance hallway, bright and airy dual aspect living/dining room, modern kitchen, conservatory, two double bedrooms with built in wardrobes and stylish bathroom with contemporary white 3-piece suite. The property benefits from loft insulation, partial double glazing, partial triple glazed windows and gas central heating. The property boasts a private garden to the front and rear with patio and shed along with garage and off-street parking. Items included in the sale are fitted carpets & floor coverings, cooker, oven, hob, hood, fridge-freezer, dishwasher, light shades and garden shed. The appliances included are sold as seen with no warranty provided.

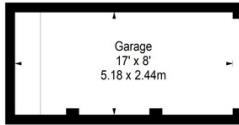


Mountcastle Place,
Edinburgh,
Midlothian, EH8 7TB

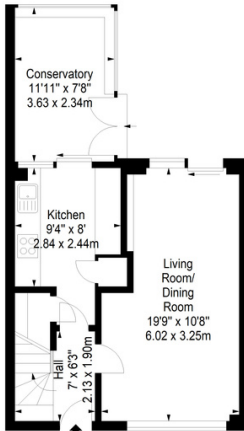


Approx. Gross Internal Area
769 Sq Ft - 73.30 Sq M
Garage

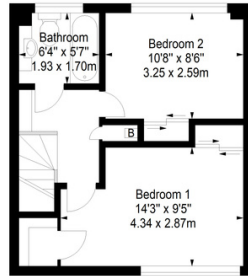
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk

