



## 5 Mountcastle Gardens, Edinburgh, EH8 7SR

Tastefully Presented, Two-Bedroom, Semi-Detached Bungalow with Gardens & Driveway

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# Property Description

Tastefully presented, two-bedroom, southerly facing, semi-detached bungalow, with gardens and a driveway. Set on a generous plot, in a desirable residential area, in the popular Mountcastle district, east of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, conservatory, two double bedrooms, and a shower room.

A highly sought-after property type, with a loft mirroring the floor plan offering a conversion opportunity, and the plot, a potential ground floor rear extension. In addition, there is gas central heating, double glazing, tall ceilings, a modern shower suite and a fitted kitchen.

Enclosed with privacy hedging, the highly maintained gardens include lawns, patios, and an eclectic mix of shrubbery.

A central reception hall gives access to the bedrooms, bathroom and lounge, and includes a built-in store cupboard and carpeted flooring. Rear-facing, a good-sized public room has a central light fitting and carpeted flooring, and affords access to the kitchen and the generous conservatory via French patio doors. The conservatory features tiled flooring, a TV point, and a patio door to the garden. Also with a door to the garden, the dual-aspect kitchen includes fitted worktops and units, a sink with a drainer, and a gas cooker.

Two well-proportioned bedrooms are set to the front and have carpeted flooring and space for freestanding storage. Completing the accommodation, the fully tiled shower room has a side aspect window and is fitted with a two-piece suite, a corner cubicle, and a ladder-style radiator.

A selection of furnishing is available for inclusion in the sale.



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Approximate Gross Internal Area: (743 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

Mountcastle is an established residential area lying to the east of the city centre, within easy reach of excellent shopping at Meadowbank, Leith, Fort Kinnaird, and The Jewel, as well as Portobello with its bustling high street, offering a good range of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer. Excellent leisure facilities are available close by, including a public library, Portobello swimming & fitness centre, Meadowbank Sports Centre

and public golf courses at Portobello and Craigentinny. With open spaces nearby including Figgate Park, Portobello Beach and Promenade, Holyrood Park, and Arthur's Seat, there are also regular bus services available and a good choice of highly-regarded schools at both primary and secondary levels, including Duddingston and St. John's Primary, and Portobello and Holy Rood High School.













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