



40 Mountcastle Loan
Edinburgh, EH8 7RB



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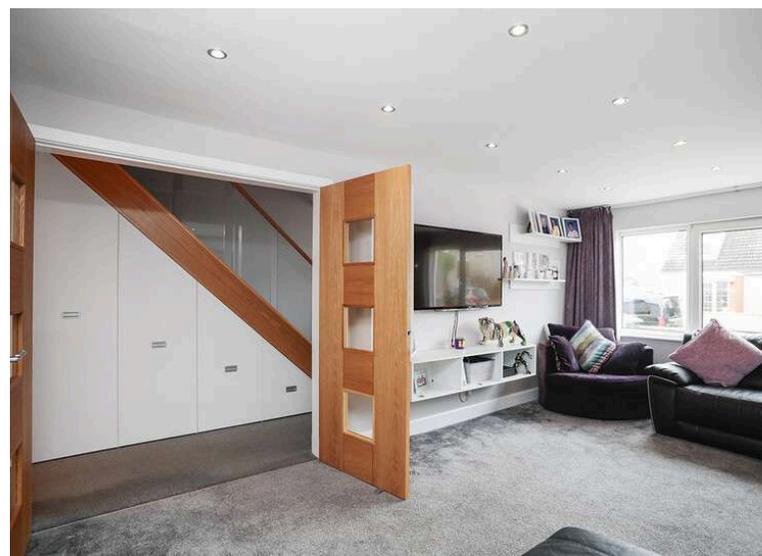
Mountcastle Loan

Beautifully presented extended semi-detached villa which offers flexible family accommodation of considerable style in a quiet position in the popular and mature Mountcastle district to the east of the city centre.

- Reception hall w/understair storage
- Spacious living room
- Semi-open-plan kitchen and dining room w/doors out to the garden
- Family bathroom
- Three double bedrooms
- Shower room
- External storage facility with adjacent home office or studio.
- Gas central heating & double glazing
- Driveway
- Private garden ground to the front, side and rear

Home Report: £410,000

EPC Rating: C



We are delighted to be offering for sale this beautifully presented extended semi-detached villa which offers flexible family accommodation of considerable style in a quiet position in the popular and mature Mountcastle district to the east of the city centre.

The accommodation has been meticulously maintained and tastefully upgraded by its present owners and enjoys the benefit of gas central heating and double glazed units. It comprises, on the ground floor, broad reception hall, living room, fitted kitchen, open plan dining room with double glazed French doors to the enclosed rear garden and bathroom with shower. On the first floor there are three bedrooms and a shower room.

There are areas of sunny, easily,manageable private garden ground the front, side and rear of the building and an external storage facility with adjacent home office or studio.





Approximately two miles east of the city centre and northwest of Portobello, the residential suburb of Mountcastle is popular with families and young professionals alike owing to its fantastic transportation links and local amenities. These include a diverse blend of independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station nearby.

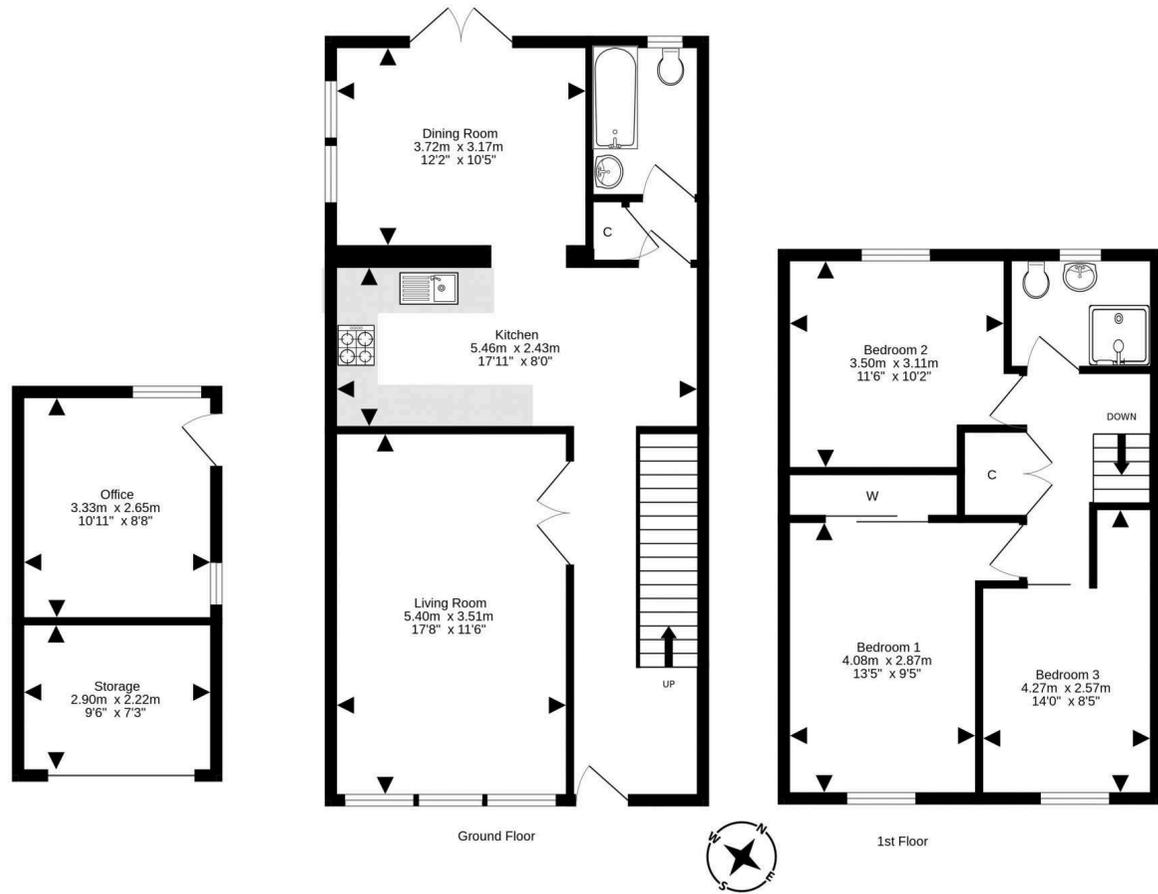
Nearby Portobello High Street promises a traditional shopping experience and is also home to a range of trendy bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance. Tucked between Holyrood Park and Portobello Beach, residents of Mountcastle are never more than a few minutes' from a wealth of outdoor activities. An easy stroll takes you to the foot of Arthur's Seat and Salisbury Crags - perfect for hiking and taking in the best views of the capital.

For sport and fitness enthusiasts, nearby Meadowbank Sports Centre is currently undergoing significant refurbishment and will offer state-of-the-art facilities when it reopens. Meantime, residents of Mountcastle can find fitness facilities nearby at a number of leisure centres. Mountcastle is served by excellent local schools in both the public and private sectors. Due to its close proximity to the A1, Mountcastle enjoys convenient links into the city centre, including 24/7 bus services, and is also handy for Edinburgh City Bypass and further travel across East Lothian and the central belt.





Extras: To include all fitted flooring; light fixtures; curtains & blinds; double oven; hob; cooker hood and dishwasher in the sale.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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