



37 Mountcastle Place, Edinburgh, EH8 7TB

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Presented to the market is this stunning, bright, mid terraced home. Set over two levels the accommodation briefly comprises a welcoming entrance hall; spacious lounge/dining room with dual aspect windows flooding the room with lovely natural light and patio doors giving access to the rear garden. Modern kitchen with white shaker style wall and base units, integrated washing machine and dishwasher, spotlights, flexi-hose style tap and metro style tiling around the worktop area. On the upper level is a storage cupboard and access to the attic, the refitted family bathroom with attractive tiling, bath with shower, vanity units with modern bowl basin and heated towel rail below window. All 3 bedrooms are tastefully presented and each benefiting from storage. Externally there is a secure rear garden with a mixture of artificial lawn and patio area making an ideal play space for pet and children and alfresco dining, the front garden is mainly lawn with edging. There is unrestricted off street parking close by. Along with combi gas central heating, double glazing and tasteful decor, this property makes an ideal purchase for anyone wishing to move in with ease.

- Well presented sunny mid terrace house
- Desirable residential area - close to schools
- Front and rear gardens, GCH and DG
- Generous rooms sizes - move in condition
- Set in a cul-de-sac location
- Good transport links and easy access to the City by pass



## Location

A well established and popular residential area located to the east of Edinburgh's city centre. There are local shops catering for day-to-day needs and plenty of other shops such as Tesco Extra, Morrison's, and Sainsbury's supermarkets are within easy reach. Slightly further afield is Fort Kinnaird Retail Park at Newcraighall, one of Edinburgh's finest shopping destinations, which includes Asda, Marks and Spencer and a wide variety of other well known retail and leisure outlets. The nearby seaside town of Portobello provides its own unique character with the beach and a wealth of services. There are regular bus services providing access to the city centre and further afield. The location allows straightforward and quick access by car to the City Bypass. The general area is well served by highly regarded primary and secondary schools.

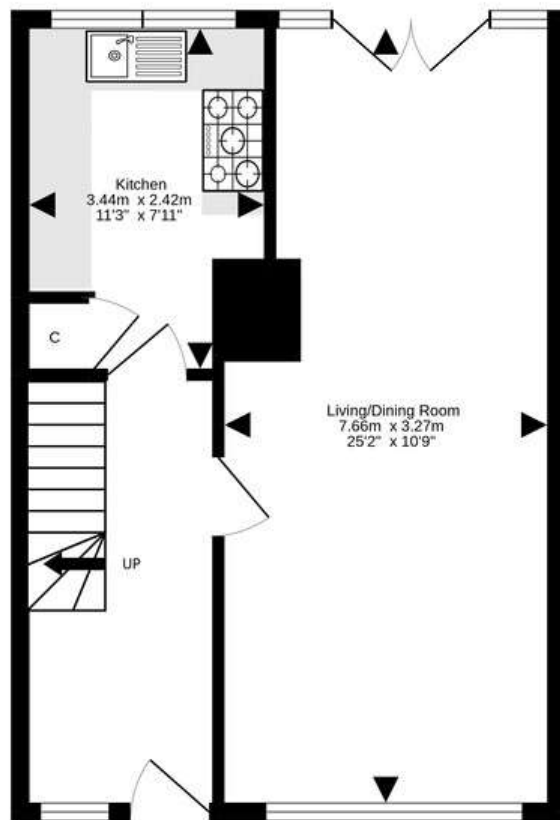
## Extras

Included in the sale are blinds and 2 garden sheds. The cooker is not included in the sale and the fridge/freezer may be by separate negotiation.

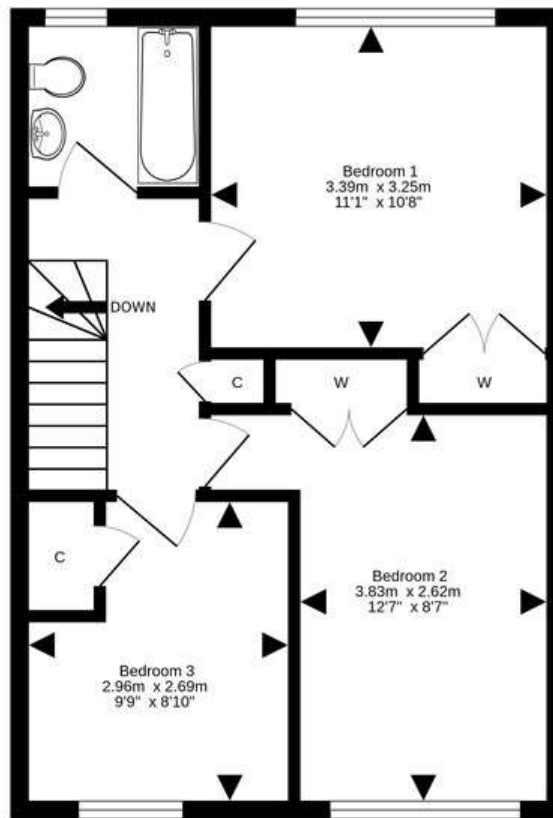
## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 01169

EPC Band - C

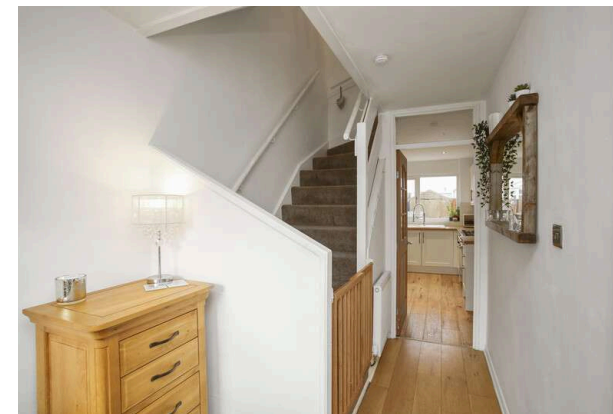


Ground Floor



1st Floor

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 ©2022



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