



**325 Mountcastle Drive North**  
**Edinburgh, EH15 1NQ**

A

# "Traditional 3 bedroom semi-detached house with views of Arthur's Seat, set amongst delightful gardens front and rear"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- GARAGE
- DRIVEWAY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS





325 Mountcastle Drive North, Duddingston, Edinburgh, EH15 1NQ





## LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore, a Morrisons Supermarket and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium, Jack Kane Leisure Centre and Portobello Swimming pool. Short distances away are Duddingston 18 hole and Portobello 9 hole golf course.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



## DESCRIPTION

Mountcastle Drive North is a traditional semi-detached house in the well-regarded district of Duddingston, 3 miles east of Edinburgh city centre. The well-presented property comprises: entrance vestibule with encaustic floor tiles; welcoming hallway with under stair cupboard; front facing bay windowed living room with feature fireplace and recessed shelf; generous dining room to the rear, large enough to accommodate a table and chairs seating 6 and more comfortably; modern galley style kitchen; spacious conservatory with views across the extensive, colourful enclosed rear garden; double bedroom 1 with wardrobe; double bedroom 2 with built in wardrobe; single bedroom 3 and contemporary family shower room with electric shower which completes the accommodation on offer. Externally, the front garden is screened from the road by hedging and features lovely colourful shrubbery, whilst the mature west facing rear garden incorporates a wealth of leafy shrubs, trees and a well-kept lawn. Excellent private parking is provided by a gated driveway leading to an attached single garage with light and power. Within catchment for the highly regarded St Johns RC Primary School and Portobello High School.

## EPC RATING

The energy efficiency rating for this property is band D





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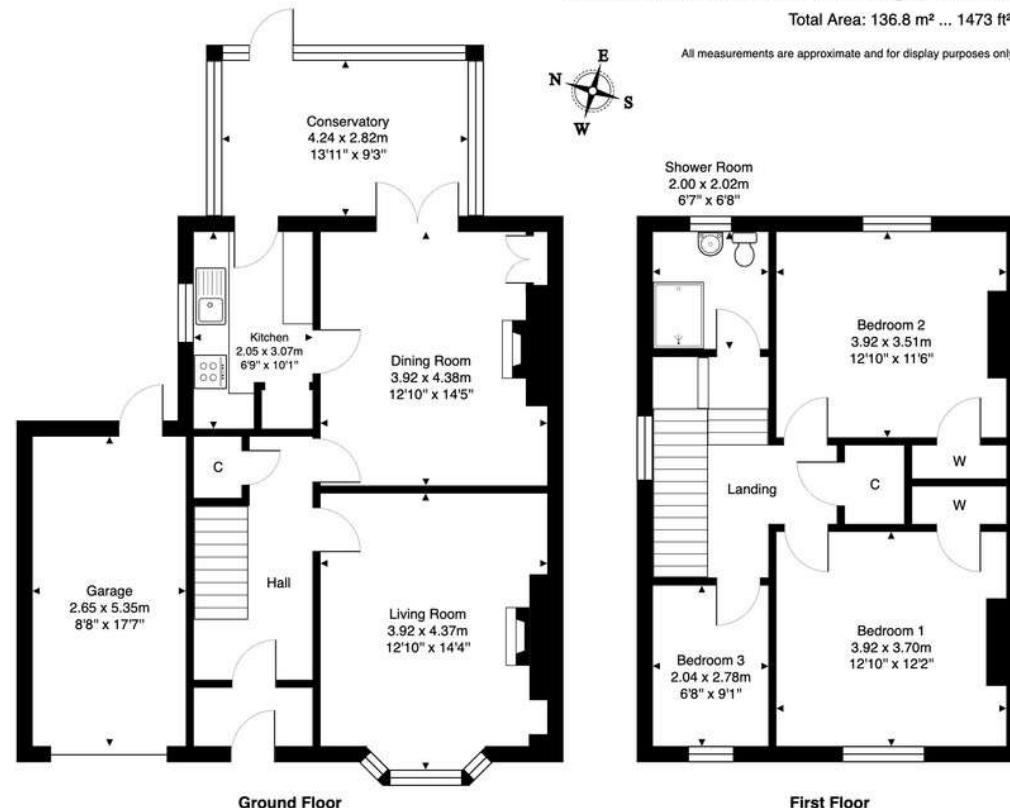
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 136.8 m<sup>2</sup> ... 1473 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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