



**153 Mountcastle Crescent**  
**EDINBURGH, EH8 7SY**



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## LOCATION

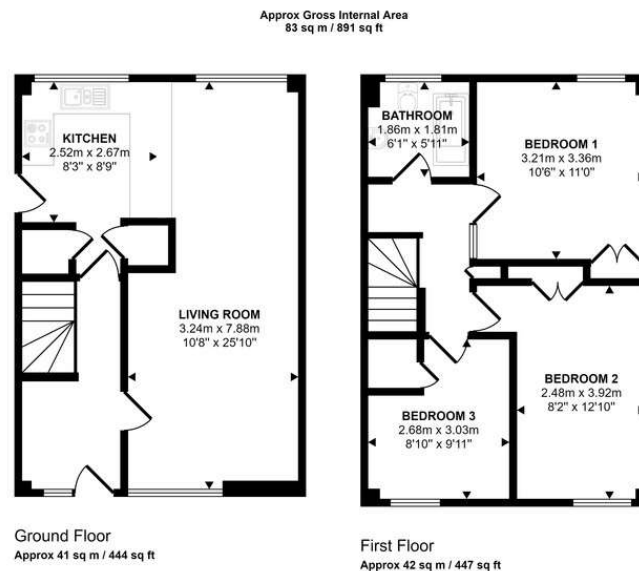
Mountcastle is a popular residential area located to the east of the city centre. Ideally positioned to take advantage of an excellent range of shopping, including the nearby Portobello High Street which has a varied range of services, Sainsbury's Local, Aldi, banks and eateries. A wider selection of shopping is available 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. 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.

## DESCRIPTION

153 Mountcastle Crescent is a bright and spacious, three-bedroom end terraced house situated in a quiet residential estate, a short walk from Figgate Park. The family sized accommodation comprises: entrance hall; living room with dual aspect windows allowing natural daylight to flood in and open breakfast bar dividing the living room and kitchen; well equipped kitchen with two cupboards off and access to side of the property; stair to upper landing with attic hatch and drop down ladder; double bedroom 1 situated to the rear with built-in wardrobe; front facing double bedroom 2 with built-in wardrobe; single bedroom 3 with cupboard and bathroom.

Further benefits include: gas central heating, double glazing, potential for expansion subject to local planning permission, front garden with mature shrubs, drive way with space for 2 vehicles, detached garage, sizeable side garden, enclosed rear garden laid to lawn, great transport links and excellent local amenities. EPC Rating E

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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