

10 Mountcastle Grove

Mountcastle, Edinburgh, EH8 7SN

mhdlaw



2 Public



2 Bed



EPC

“Terraced House”



Features

- Terraced House
- Entrance Hall
- Living Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Attic Room With Floor And Skylight
- Double-Glazing
- Gas Central Heating
- Gated Off-Street Parking
- South-Facing Private Garden



DESCRIPTION

Tucked away on a quiet residential cul-de-sac 10 Mountcastle Grove is a two bedroom terraced home arranged over two floors benefiting from driveway parking, bright living space and a lovely south-facing rear garden.

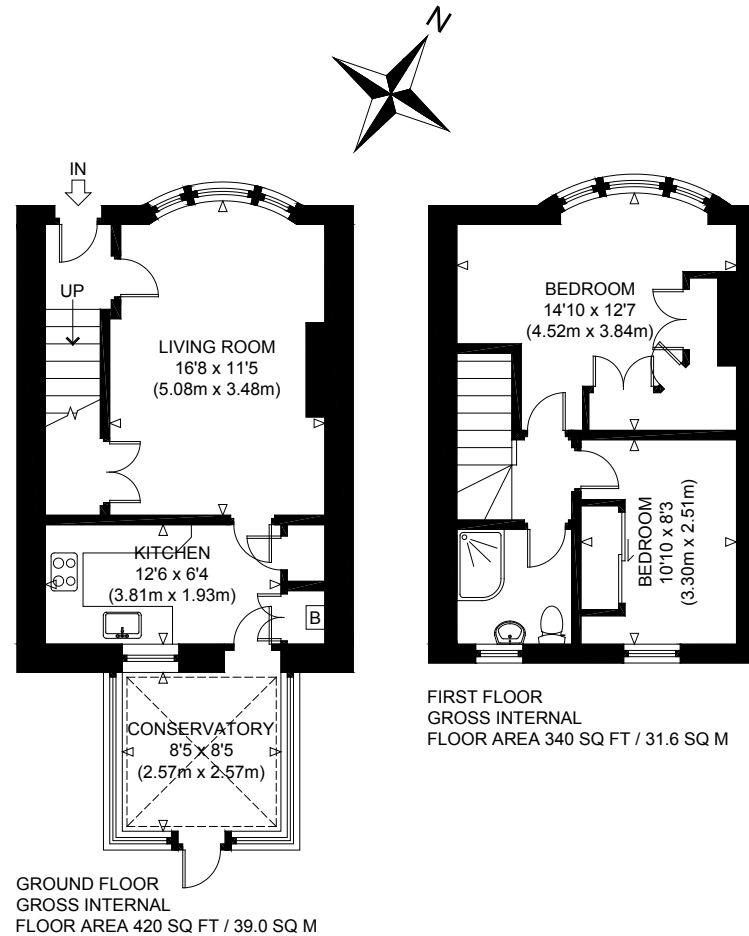
LOCATION

The property is located within a quiet neighbourhood in the popular area of Mountcastle, on the east of the city centre. The area benefits from a wealth of local amenities including a nearby Morrisons superstore on Portobello Road. More extensive shops can be found at Meadowbank Shopping Park or at Fort Kinnaird Retail Park, which boasts a Marks & Spencer's, a multi screen cinema and a variety of shops, cafes and restaurants. For recreational activities Meadowbank Sports Stadium and Duddingston Golf Course are close by, as are the open spaces of Holyrood Park and delightful strolls along the prom are popular at Portobello Beach. The city centre can be reached easily by the well-connected bus services that operate along Mountcastle Drive North. For the motorist, the A1 offers rapid access to the city bypass, which in turn connects to the Queensferry Crossing, motorway network and Edinburgh International Airport.

HOME REPORT VALUE – £275,000

COUNCIL TAX BAND D

All appliances in the property are sold as seen and no warranties will be given.



MOUNTCASTLE GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

Viewing – By appointment, please telephone MHD Law on 0131 555 0616.

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT
T: +44 (0) 131 555 0616 E: edinburgh@mhdlaw.co.uk

espc