



**boyd** property

72 Mountcastle Drive North  
EDINBURGH | EH8 7SW

# 72 Mountcastle Drive North

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## Description

An excellent opportunity to purchase a particularly light and spacious terraced villa boasting a sunny southerly aspect in the desirable Mountcastle district lying east of the city centre. The property does not require upgrading and offers excellent potential to become a superb family home. The accommodation briefly comprises an entrance hall, lounge, dining room, which is currently being utilised as a bar by the current proprietor, a fitted kitchen and conservatory. A carpeted staircase leads to the upper landing which gives access to three bedrooms and a shower room. The property benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear and a driveway to the front provides off street parking.

## Location

While convenient for access to the finest amenities of the City Centre, the property is well situated for a good range of shops and facilities in the vicinity including post office services, a Morrisons Supermarket and an Iceland store. The Meadowbank Retail Park is also only a short drive away with Sainsbury's, Marks & Spencer Outlet, TK Maxx and B & M stores. Schools catering for all age groups are easily accessible and recreational facilities in the surrounding areas include a library, golf courses, new Meadowbank Stadium (awaiting reopening), Figgate Park and Holyrood Park/Arthur's Seat providing many scenic walks. Portobello, also only a short bus journey/drive away, offers a comprehensive range of shops and amenities with various leisure pursuits available including the popular beach with promenade. A frequent public transport service operates to many parts of the city with access available to the city by-pass linking with major motorway networks.

## Extras

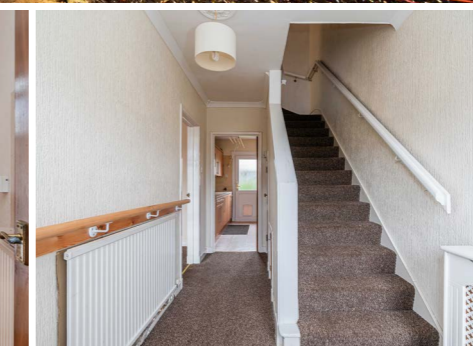
All fitted floor coverings.

## Price & Viewing

For price and viewing information contact Agents.

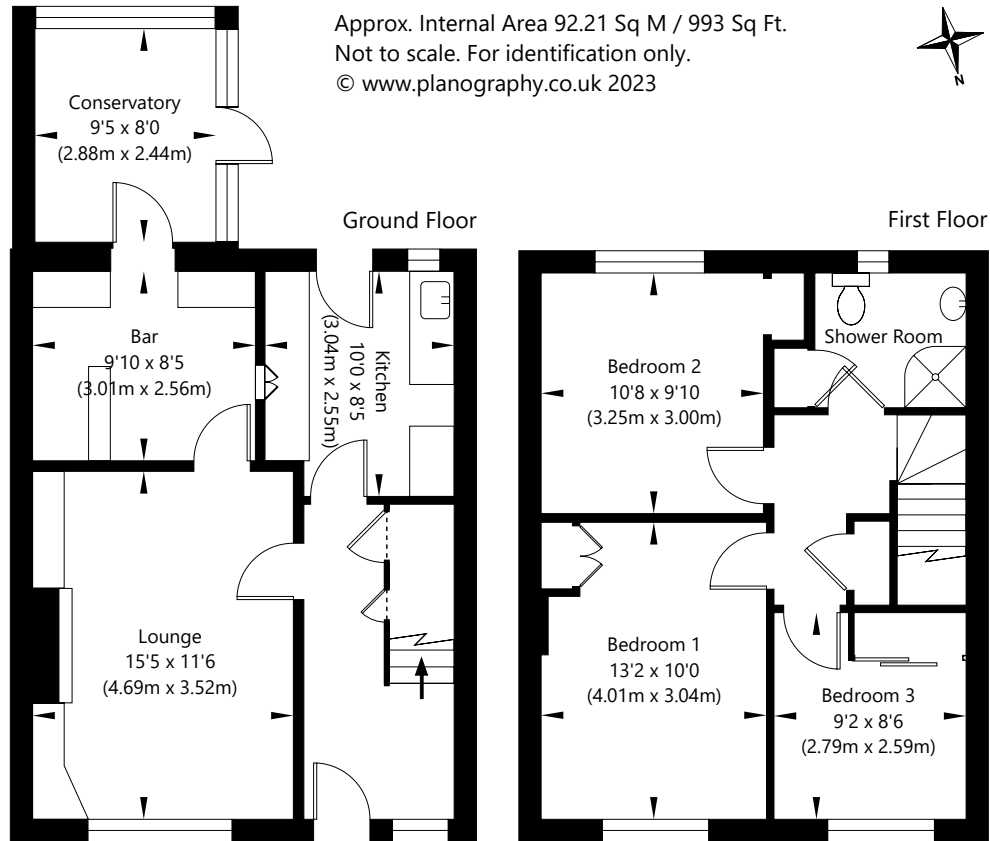


“ A particularly light and spacious terraced villa boasting a sunny southerly aspect in the desirable Mountcastle district lying east of the city centre. ”



## Features

- Entrance hall
- Lounge
- Dining room/Bar
- Kitchen
- Conservatory
- Upper landing
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Driveway



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD | Townsend Place | Kirkcaldy | KY1 1HB  
 T: 0131 226 7464 F: 0131 226 7242 T: 01592 858 466  
 E: sales@boyd-property.com W: www.boysolicitors.com

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