



**6 Mountcastle Bank,  
Edinburgh, EH8 7TA**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## ATTRACTIVE AND MOVE-IN CONDITION

THREE-BEDROOM, SEMI-DETACHED HOUSE



This attractive, three-bedroom, semi-detached house is situated in the popular Mountcastle area of Edinburgh, close to local amenities, transport links and Portobello is a short walk away with its fantastic selection of shops, cafes and beach. The property has been very nicely decorated throughout and is in move-in condition, ideal for a family. The accommodation is over two floors and on the ground floor there is a hall, a lovely dining/living room with a picture window to the front and patio doors to the rear garden. The kitchen has modern, fitted units, storage and a door leads out to the raised decking. On the upper floor there is a double bedroom, with a fitted wardrobe, a second double bedroom with a large wardrobe, a single bedroom or home office with a half cupboard and a family bathroom. The landing has a storage cupboard, a further cupboard housing the boiler and access to the attic. There is a garden to the front of the property and an enclosed south-facing garden to the rear with an area of lawn, planted borders, raised decking to enjoy outside entertaining and the view of the garden. There is a large driveway at the front of the property with secure bike storage.

Hall  
Dining/living room  
Kitchen  
Three bedrooms  
Bathroom  
Double glazing  
Gas central heating  
Attic  
Garden  
Driveway





## MOUNTCASTLE

Located to the east of the City Centre, Mountcastle is well situated for a good range of amenities in the vicinity, including a post office and a Morrisons Supermarket. The Meadowbank Retail Park is also only a short drive away as well as Fort Kinnaird Retail Park with an excellent range of high street shops. Schools catering for all age groups are easily accessible and recreational facilities in the surrounding areas include a library, golf courses, new Meadowbank Stadium, Figgate Park and Holyrood Park/Arthur's Seat providing many scenic walks. Portobello, also only a short walk 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 carpets, floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, dishwasher and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

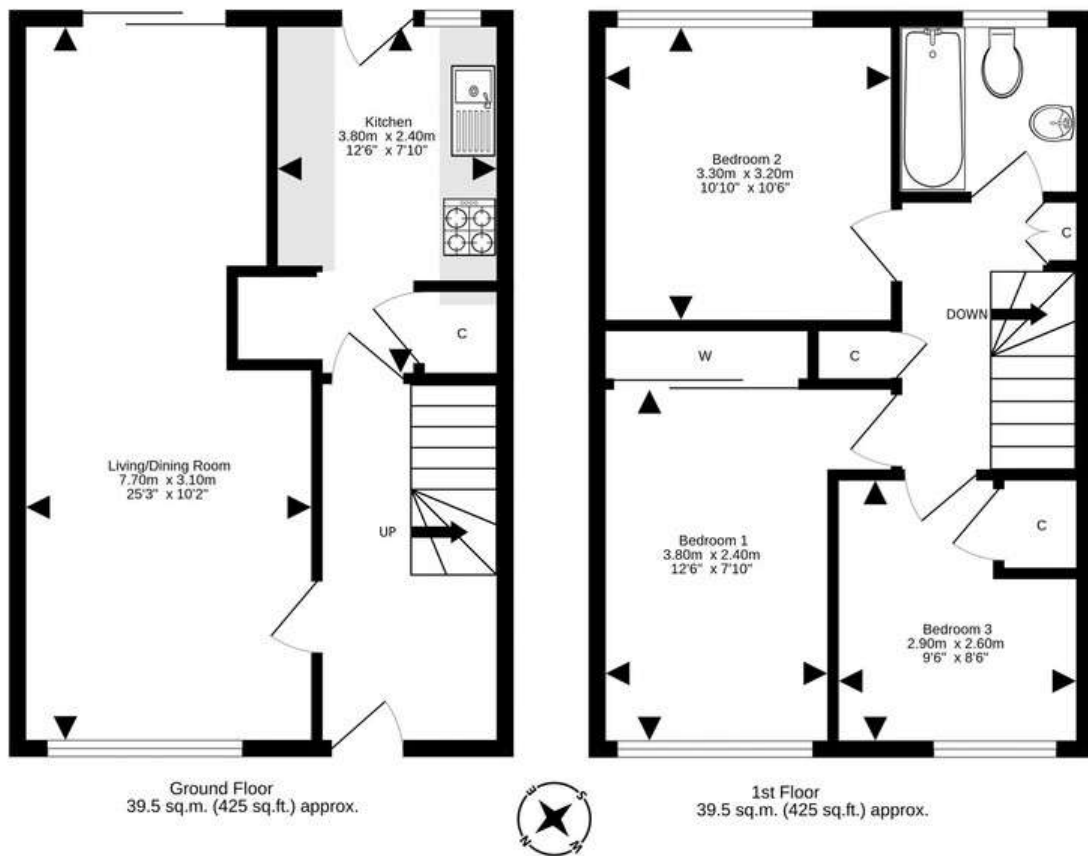
### Home Report Valuation

£310,000

### EPC Rating

C





TOTAL FLOOR AREA : 79.0 sq.m. (850 sq.ft.) approx.  
 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.  
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