



194 Mountcastle Crescent, Edinburgh, EH8 7SX

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Bright and spacious three bedroom terraced property arranged over two floors with lovely well maintained gardens to the front and rear along with an allocated parking space. The property is ideally located in the sought-after residential area of Mountcastle which is popular with families, close to many local amenities and schooling with the City Bypass being within easy reach. The property is presented to the market in excellent condition throughout, we would recommend an early viewing.

- Welcoming porch, reception hallway with a useful utility/storage cupboard.
- Living/dining and kitchen areas open plan with a sliding door to access the rear garden.
- Fully fitted kitchen with a good range of wall and base units along with a breakfast bar and integrated appliances.
- Staircase to the upper level, linen cupboard and hatch to the partially floored attic.
- Rear facing double bedroom with built in wardrobe storage, boasting lovely views of Arthur's Seat and the Pentland Hills.
- Front facing double bedroom with built in wardrobe storage.
- Front facing third bedroom with a useful storage cupboard.
- Modern bathroom presented as a shower room comprising WC, wash hand basin with vanity storage, fixed mirror unit, shower cubicle.
- Gas central heating.
- Double glazing.
- Private gardens to the front, fully enclosed rear garden with patio area and garden shed.
- Allocated parking space.



Location

The property is situated within the sought after Mountcastle district of the city, lying approximately three miles from the City Centre. The property is conveniently positioned to take advantage of many local day-to-day shopping requirements including a Morrison's supermarket with a large 24 hour Asda supermarket located at The Jewel. Further facilities can be found at the nearby Meadowbank Retail Park, which houses a Sainsbury's supermarket. For leisure and recreational pursuits in the area, Meadowbank Sport Centre is on hand together with the lovely open space of Holyrood Park and Arthur's Seat only a short distance away. Fort Kinnaird Retail Park provides a further variety of high street named shops together with popular restaurants and multi-screen cinema. Schooling is well represented in the area from nursery through to senior level and the property is conveniently placed for the commuter with regular bus services leading to the City Centre and surrounding areas. The city bypass is also easily accessible and provides links to Central Scotland's main motorway network system.

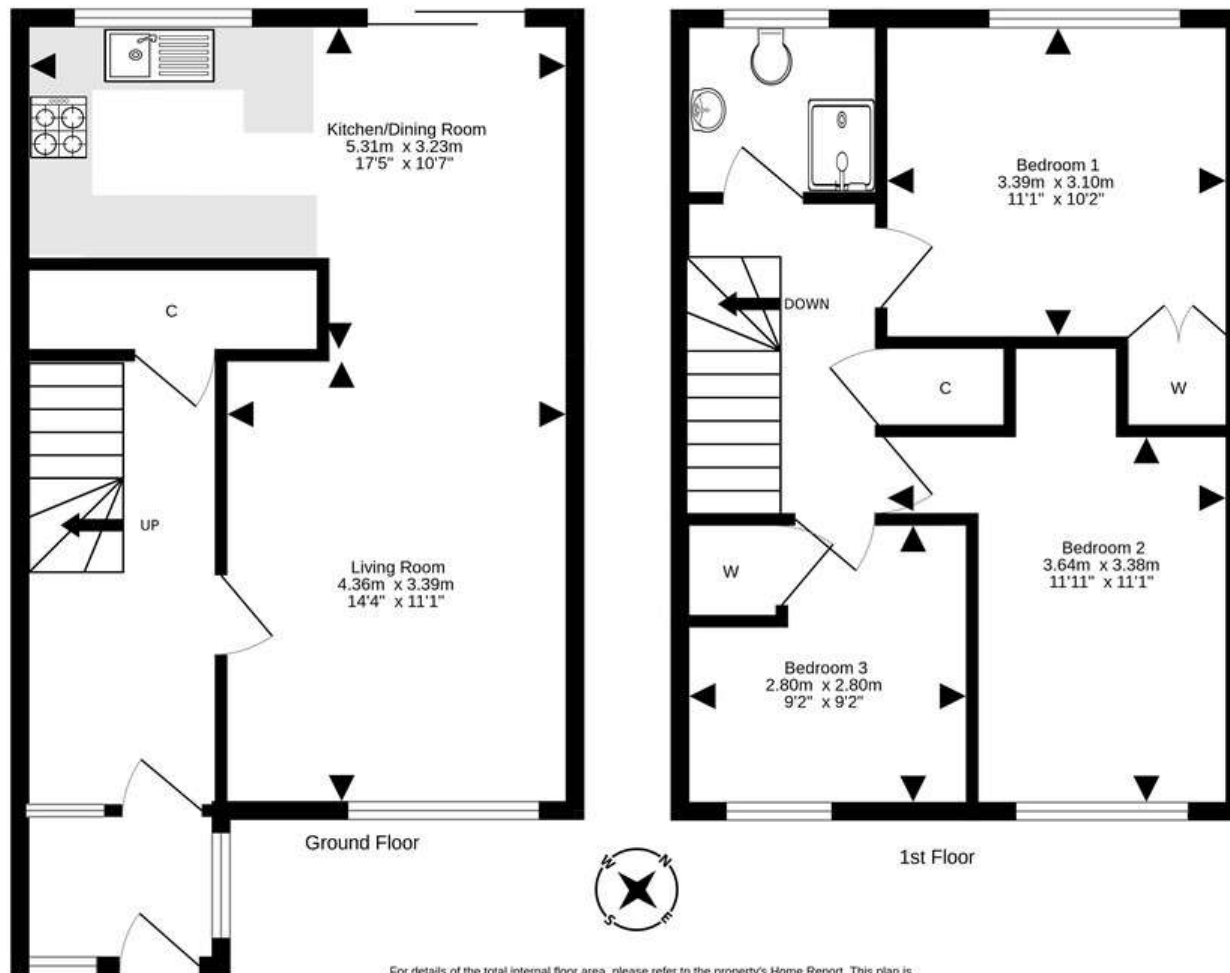
Extras

Included in the sale are the integrated kitchen appliances, window and floor coverings and all fixtures & fittings.

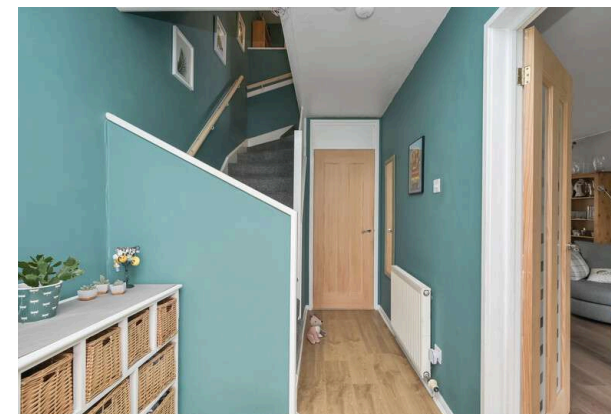
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

