



GILSON GRAY

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47 MOUNTCASTLE CRESCENT

Mountcastle, Edinburgh, EH8 7SB



This three-bedroom semi-detached house is a well-presented residence that offers buyers a blank canvas of décor and modern fixtures and fittings, including a quality kitchen and three-piece bathroom. The southeast-facing property further benefits from a desirable position in Mountcastle, set within easy reach of amenities, schools, and transport links, as well as Portobello Beach and the city centre. The home also provides a family-friendly garden and generous private parking.

The front door opens into a bright hall, which offers understairs storage and sets the scene for the following accommodation. On the right is the living room. This reception area continues the hall's décor and easy-to-maintain floor, adding an effective accent wall which frames a modern fireplace. A large picture window with a southeast-facing aspect ensures a light-filled ambience, whilst a good-size footprint accommodates comfy lounge furniture.



FEATURES

- Semi-detached house with modern interiors
- Desirable location in popular Mountcastle
- Blank canvas of décor throughout
- Bright hall with understairs storage
- Southeast-facing living room
- Dining room with garden access
- Modern, galley-style kitchen
- Naturally-lit landing with built-in storage
- Two double bedrooms (one with storage)
- Versatile single bedroom with built-in wardrobe
- Bathroom with a three-piece suite
- Well-maintained front and rear gardens
- Tandem driveway and single garage





An adjacent dining room shares an open plan with the living area, creating a dual aspect thanks to patio doors to the garden. Next door, the kitchen has a monochrome-inspired aesthetic and a galley-style layout. It has a modern design, equipped with white cabinets and contrasting worktops. Undercabinet lighting and mosaic splashbacks finish the appealing look. An oven and gas hob are integrated, with space for a freestanding fridge/freezer and washing machine. The three bedrooms are on the first floor, extending off a naturally-lit landing with a built-in cupboard. They are comprised of the principal bedroom with built-in storage, a second double, and a versatile single with a fitted wardrobe. Each room is finished with a neutral backdrop and soft carpeting for comfort. Presented in white, a three-piece bathroom serves the bedrooms. It is comprised of a pedestal washbasin, a toilet, and a corner bath.

Outside, the home is flanked by well-maintained gardens, including an enclosed rear garden which features a large lawn and a neat patio area for summer dining. The rear garden has a westerly-facing aspect and it is not overlooked, ensuring excellent privacy. Ample private parking is also provided via a gated tandem driveway and a detached single garage.

Extras: integrated kitchen appliances, light fittings, and fitted window blinds to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





MOUNTCASTLE

Approximately two miles east of the city centre and northwest of Portobello, the residential suburb of Mountcastle is popular with families and young professionals alike owing to its fantastic transportation links and local amenities. These include a diverse blend of independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station nearby. Nearby Portobello High Street promises a traditional shopping experience and is also home to a range of trendy bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance. Tucked between Holyrood Park and Portobello Beach, residents of Mountcastle are never more than a few minutes' from a wealth of outdoor activities. An easy stroll takes you to the foot of Arthur's Seat and Salisbury Crags – perfect for hiking and taking in the best views of the capital. For sport and fitness enthusiasts, nearby Meadowbank Sports Centre has recently reopened after significant refurbishment and offers state-of-the-art facilities. Mountcastle is served by excellent local schools in both the public and private sectors. Due to its close proximity to the A1, Mountcastle enjoys convenient links into the city centre, including 24/7 bus services, and is also handy for Edinburgh City Bypass and further travel across East Lothian and the central belt.

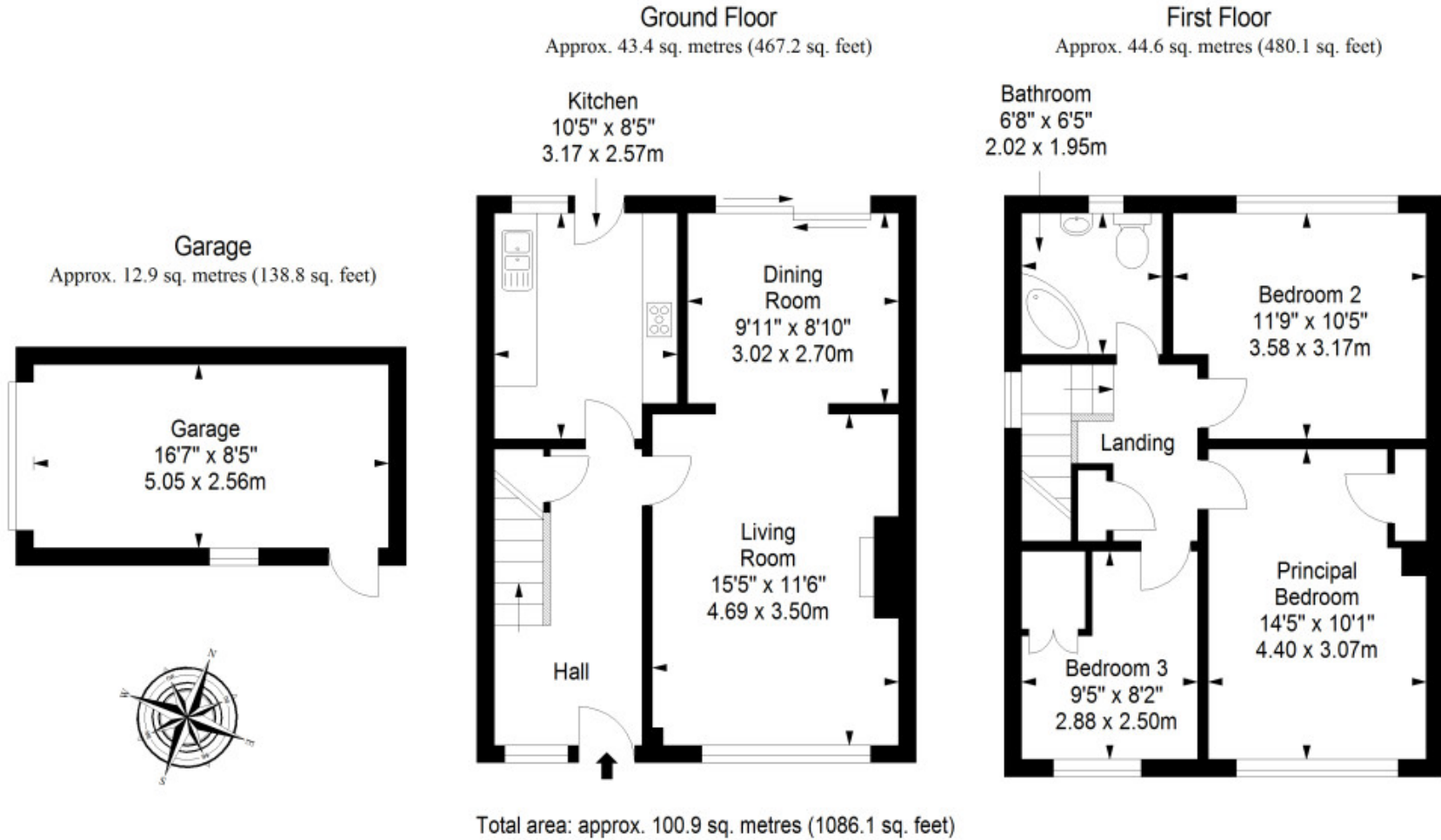
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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