

COULTERS[©]

87 MOUNTCASTLE DRIVE SOUTH

DUDDINGSTON, EDINBURGH, EH15 3LS

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This well-proportioned two-bedroom semi-detached house located in the sought after residential area of Duddingston offers bright and spacious accommodation.

The ground floor of the property comprises: a vestibule, hallway with under stair storage, an open plan lounge dining room with a feature electric fireplace, kitchen with modern style kitchen units, integrated oven, 4 ring gas hob and dishwasher. The kitchen also provides direct access to the private rear garden via a patio door.

The first floor comprises, two double bedrooms which are generous in size, the master bedroom providing great storage.

KEY FEATURES

-  Spacious semi-detached house.
-  Two generous double bedrooms.
-  Large private rear garden.
-  Single garage and driveway.
-  Within a short drive to Portobello.
-  Excellent local amenities nearby.



The bathroom has a white three-piece suite with bath and overhead shower.

Externally the property has a large rear garden with a lawn and separate paved seating with two sheds for storage. To the front of the property is a paved front gardens, single driveway and garage.

The property further benefits from gas central heating, double glazing and fantastic attic space.





COULTERS ©

THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh near.

Duddingston offers a cozy village atmosphere with traditional houses and a lovely famous pub called The Sheep Heid Inn. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

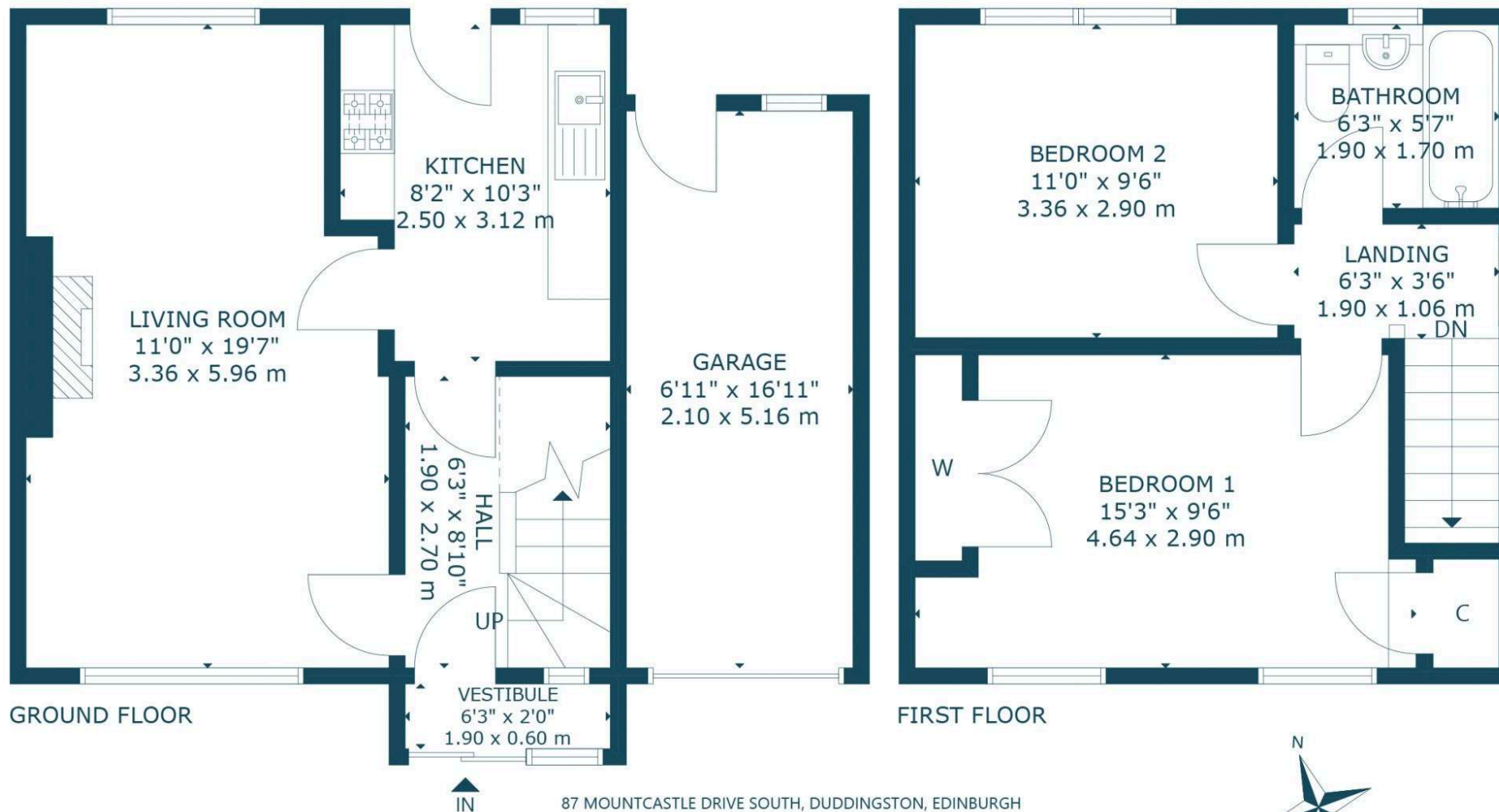
Duddingston Golf Club, one of the oldest golf courses in Scotland, is located nearby and offers a picturesque setting for enjoying a round of golf.

Overall, Duddingston is a peaceful and picturesque village within the vibrant city of Edinburgh, offering a perfect blend of nature, history, and Scottish charm.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





87 MOUNTCASTLE DRIVE SOUTH, DUDDINGSTON, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 704 SQ FT / 65 SQ M
 GARAGE 117 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk



GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

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