



18/5 Mount Lodge Place
Edinburgh, EH15 2AB

A

"Mount Lodge Place is a generously proportioned 3 bed top floor flat"

- ENTRANCE STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and five a side football pitches.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



DESCRIPTION

Mount Lodge Place is a generously proportioned 3 bed top floor flat, of considerable appeal, enjoying a quiet residential setting within a short walk of the bustling Portobello High Street. The accommodation comprises: welcoming hallway with storage cupboards off; spacious living/dining room with twin window to front; fitted kitchen with ample floor and wall mounted storage units; three generous double bedrooms and a family bathroom which completes the accommodation on offer. Further benefits include: Gas central heating; double glazing; area of private garden to the rear; shared drying green and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band C.

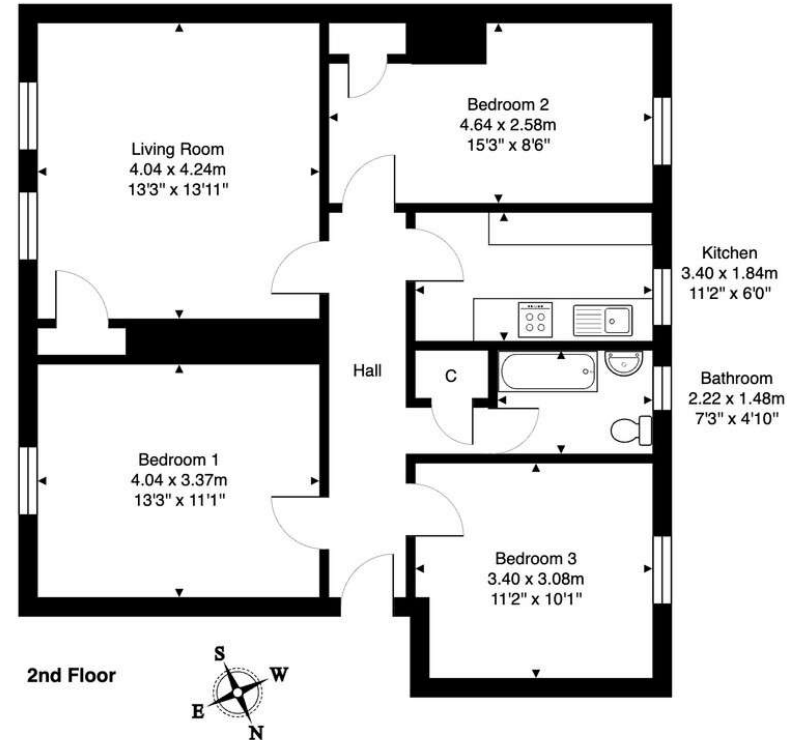
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 74.5 m² ... 801 ft²

All measurements are approximate and for display purposes only.



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