



49 Mountcastle Drive South
Duddingston, Edinburgh, EH15 1PJ



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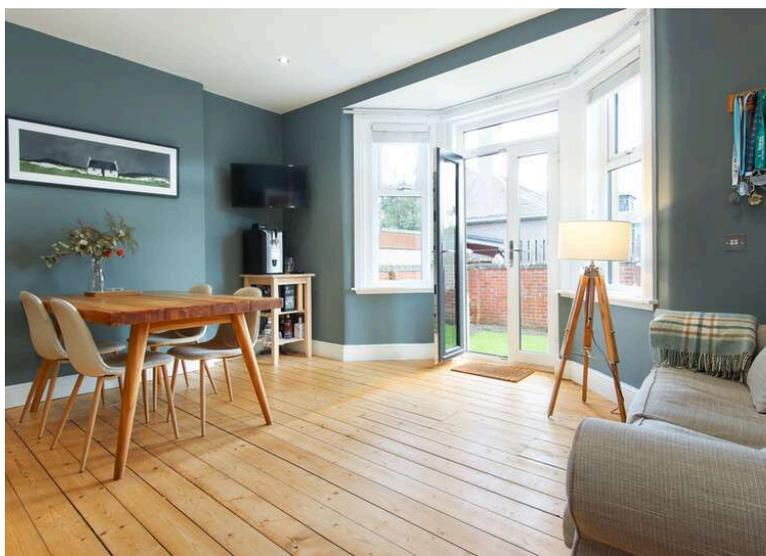


49

Mountcastle Drive South

Stunning, sympathetically extended detached bungalow in immaculate decorative order in the highly desirable Duddingston district.

- Reception hall
- Sitting room
- Open plan kitchen/diningroom
- Master bedroom with en-suite bathroom
- 2 further bedrooms
- Shower room
- Gas central heating
- Double glazing
- Private gardens to front and rear
- Attached single garage & driveway



Home Report: £600,000

EPC Rating: D

49 Mountcastle Drive South enjoys a quiet position on a tree-lined street in the heart of Duddingston. The property has recently been fully refurbished to a high standard and benefits from re-wiring, re-plumbing and all new fittings and fixtures

A bright reception hall welcomes you into the property and provides access to the sitting room with feature wood-burning stove, open plan kitchen/dining room benefiting from a large range cooker, American style fridge/freezer and French doors providing access to the enclosed rear garden, two of the bedrooms, the shower room and stairs to the upper level. A dual aspect master bedroom with luxury en-suite bathroom and eaves storage encompasses the entire upper floor and enjoys stunning views over Arthur's Seat.

The property further benefits from gas central heating, double glazing, a well maintained enclosed rear garden with a paved patio, external power point, area of lawn and clothes drying poles, an attached single garage and a monoblock driveway providing off-street parking.

No amount of descriptive detail can do this home justice and its only by internal inspection that you can truly appreciate the quality and character on offer.

Extras: To include all fitted carpets and fitted floor coverings, light fittings, blinds, curtains, range cooker, hood, dishwasher, washing machine and American style fridge/freezer.







Nestled at the foot of majestic Arthur's Seat and Salisbury Crags, Duddingston offers a unique village setting, yet is just over two miles east of the city centre.

With the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the east, residents have some of the capital's most outstanding natural landscapes and views right on their doorstep. And of course there is no shortage of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club.

The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and business, plus a handful of thriving cafes, pubs and restaurants.

Popular with families looking for a more relaxed lifestyle (without leaving the city limits), Duddingston is within the catchment area for excellent local schools, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.



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