

**11 Mortonhall Park Bank, Mortonhall
Edinburgh, EH17 8ST**

OFFERS OVER £265,000



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- 1970's semi-detached villa with garage and driveway
- Living room and kitchen with open-plan dining room
- 3 bedrooms and contemporary wet room (former bathroom)
- UPVC double glazing and modern gas central heating
- Offers scope for minor improvements
- Enclosed easily-maintained garden
- Private estate near open countryside and By-pass
- EPC C

Description

This very sunny 3-bedroomed villa with a brick garage enjoys an ideal setting beside grassy open space at the end of a small child-safe cul-de-sac. It was built in the early 1970's with a practical layout (74sqm). There is a living room boasting a wide picture window to the front and gas fire. The upgraded kitchen complete with appliances is partly open plan to the bright dining room. Upstairs are 2 double bedrooms, single bedroom and a bathroom which was recently transformed into a smart wet room. The floored loft offers additional storage space accessed via Ramsay ladder.





Central Heating and Double Glazing

Gas central heating is operated by a fairly modern boiler (2019) and there are uPVC double glazed windows.

Garden and Garage

Directly bordered by extensive grassy open ground, the walled garden enjoys above average privacy. There is an established lawn and detached brick-built garage with driveway.

Location

Mortonhall Park Bank is a quiet cul-de-sac comprising family homes on this mature residential development by Thain Homes. Set back from Frogston Road East, it is a popular district of Mortonhall on the southern outskirts of Edinburgh and only 4 miles from Princes Street and close to the Bypass/artery roads. It is right beside open countryside and a modern new primary school. Major shopping options (including Sainsbury's supermarket) at Straiton Retail Park are close by. The Edinburgh Royal Infirmary at Little France and University Campus at King's Buildings are also readily accessible.

Mortgage Valuation

The property has been valued at £290,000 and the link to the Home Report is available via the ESPC web site.

Council Tax and EPC

The property lies in Council tax Band E and has a C rated Energy Performance Certificate.

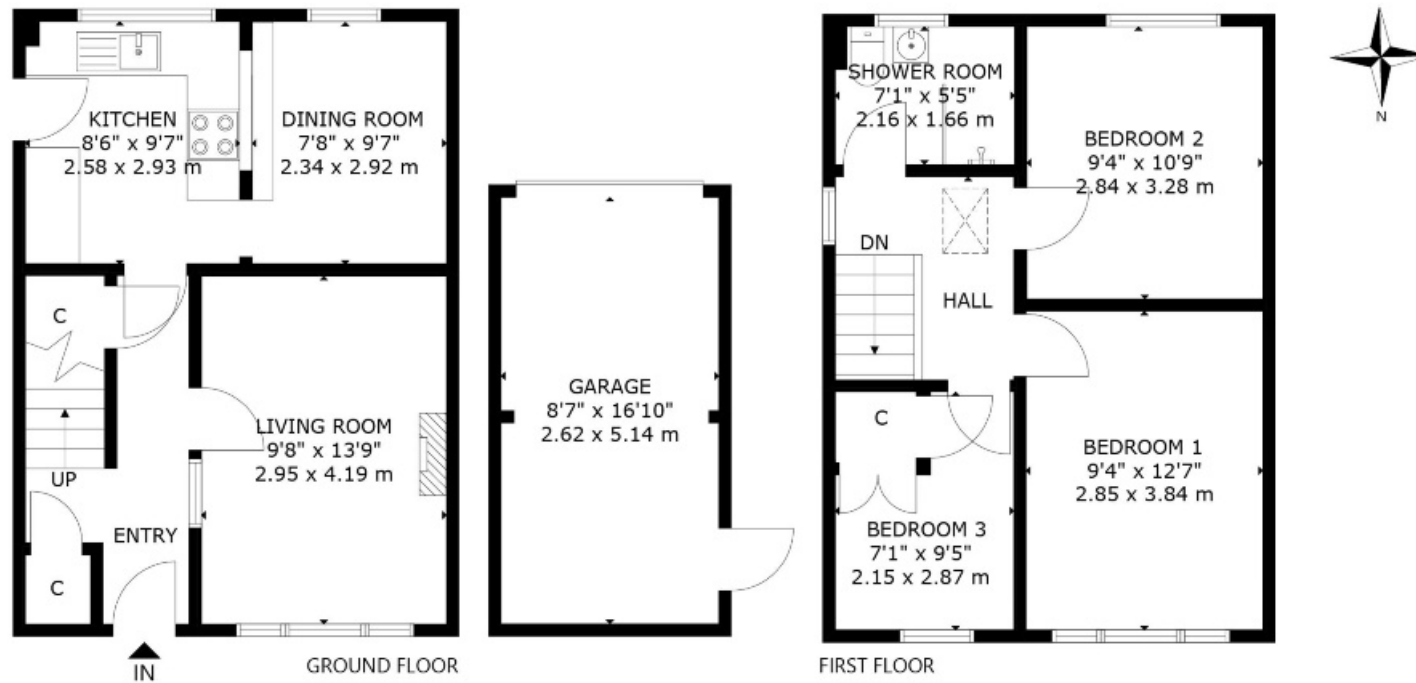
Extras

Floor coverings, carpets, blinds, double oven, hob, washing machine, fridge/freezer are included in the sale.

Viewing

To view telephone Agents 0131 229 3399 (0759 5820611 out with office hours).





11 MORTONHALL PARK, BANKEDINBURGH, EH17 8ST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 799 SQ FT / 74 SQ M
 GARAGE 145 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
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