



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**19 MOUNTCASTLE DRIVE SOUTH**

Mountcastle, Edinburgh, EH15 1QA





This two-bedroom home comes with spacious accommodation and is in excellent decorative order. The home boasts an open-plan living area adjoining a well-appointed breakfasting kitchen, one triple-aspect double bedroom with a built-in wardrobe, and a second double bedroom with a westerly aspect, a WC and a fitted wardrobe. Furthermore, the residence enjoys a sunny, triple-aspect conservatory with rear garden access, a versatile attic with gorgeous views of Arthur's seat, plus access to generous eaves storage. Completing the accommodation is a contemporary shower room. Externally, the new owner benefits from a fully enclosed rear garden with outdoor seating space and a fully paved multi-car driveway. Extras: all fitted floor and window coverings, light fittings, integrated and freestanding kitchen appliances are 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.

## FEATURES

- Desirable detached bungalow
- Set in the popular suburb of Mountcastle
- Stunning views of Arthur's seat
- Neutral interiors in move-in condition
- Welcoming vestibule and hall with storage
- Generous living room with fireplace
- Attractive breakfasting kitchen with conservatory access
- Two double bedrooms with wardrobes(one with WC)
- Study with storage
- Modern shower room with a bidet
- Triple-aspect conservatory
- Generous attic space
- Decorative front garden
- Enclosed rear garden with toolshed
- Private multi-car driveway parking













THE ATTRACTIVE HOME IS  
SITUATED WITHIN EASY  
REACH OF A WEALTH OF  
AMENITIES.









EPC RATING:



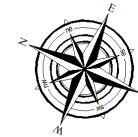
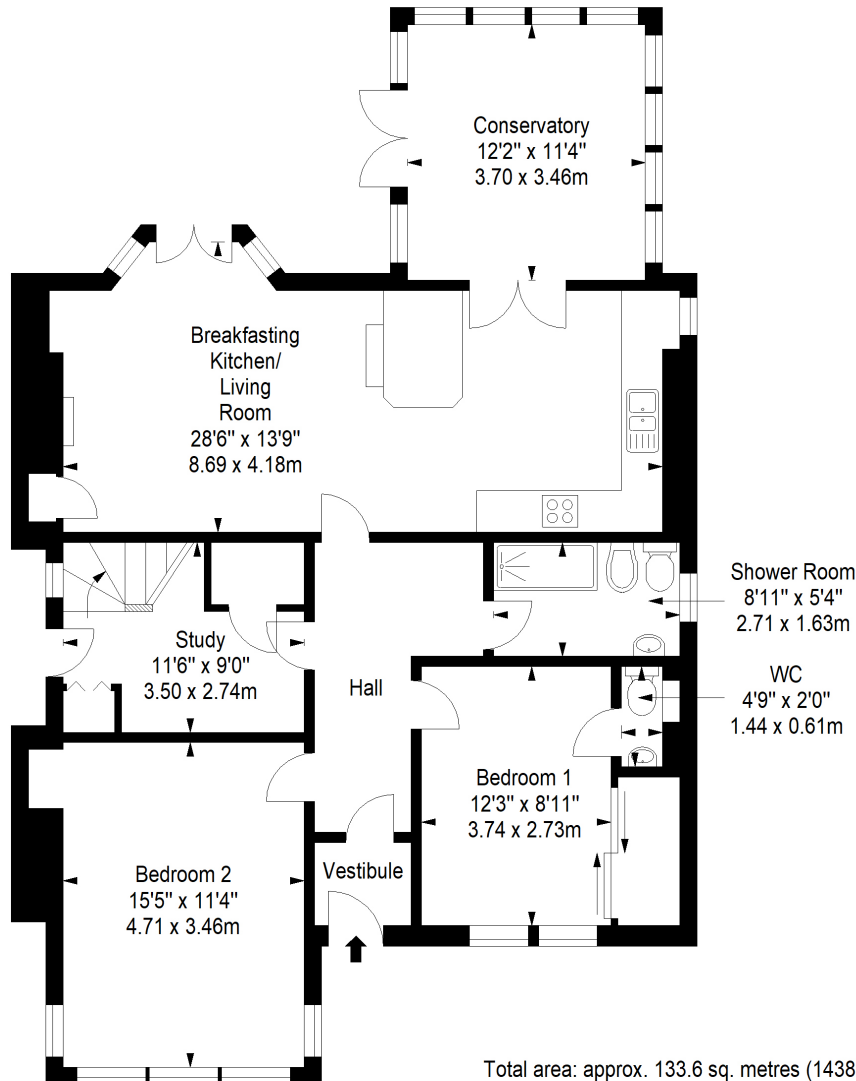
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

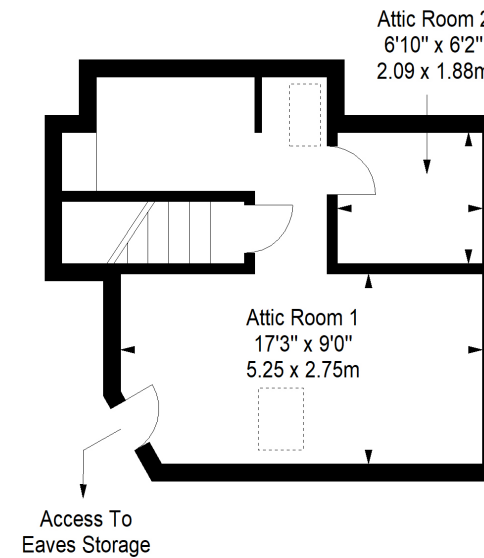
### Ground Floor

Approx. 105.1 sq. metres (1131.3 sq. feet)



### Attic

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 133.6 sq. metres (1438.1 sq. feet)



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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