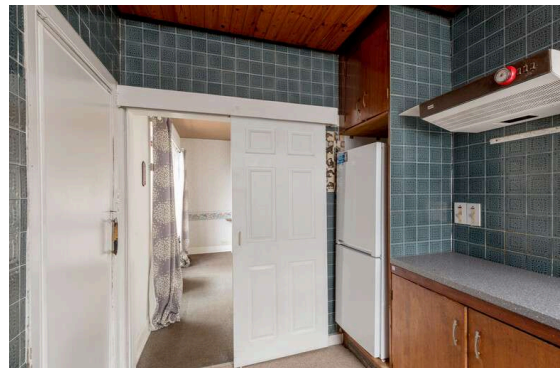


**14 Mountcastle Terrace  
Edinburgh EH8 7SQ**

**Offers Over £265,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units
- Two double bedrooms
- Shower room fitted with two-piece suite and electric shower
- Fully floored attic with power and lighting
- Gas central heating
- Private gardens to front and rear
- Off-street parking for two cars

**Council Tax Band: E**  
**Tenure: Freehold**  
**Shared Ownership: N**





## Semi-Detached

Blair Cadell is delighted to present this charming two-bedroom semi-detached bungalow, located in the highly sought-after area of Duddingston. Offering excellent potential, this property is a must-see to fully appreciate its features.

The accommodation boasts a spacious and bright living/dining room, flooded with natural light perfect for entertaining friends and family. The kitchen is equipped with a variety of wall and floor-mounted units, and all white goods are included in the sale. Both double bedrooms are generously sized, with the master featuring fitted wardrobes that provide ample storage space. The wet room includes a two-piece suite and an electric shower. The hallway offers additional storage with a large cupboard and provides access to the attic which is fully floored with power and lighting and features a velux window. Outside, the property enjoys a south-west facing garden, laid to lawn, and includes several useful storage sheds. Additional benefits include gas central heating, double glazing throughout, and off-street parking for two cars via the driveway. Please note: the property is strictly sold as seen, with no warranties given for systems or appliances.

Duddingston, one of Edinburgh's most scenic areas, offers outstanding natural beauty right on your doorstep. The neighbourhood provides an array of outdoor activities, from walking, cycling, and hiking in Holyrood Park to enjoying a round of golf at Duddingston or Portobello Golf Club. Residents enjoy excellent local services and amenities, particularly on nearby Portobello High Street, with its selection of traditional shops, cafes, pubs, and restaurants. Popular with families seeking a more relaxed lifestyle, the property is within the catchment area for top rated local schools. With easy access to the Edinburgh City Bypass and the A1, travel across the city and beyond is swift and convenient.

**Viewing by appointment on 0131 337 1800**





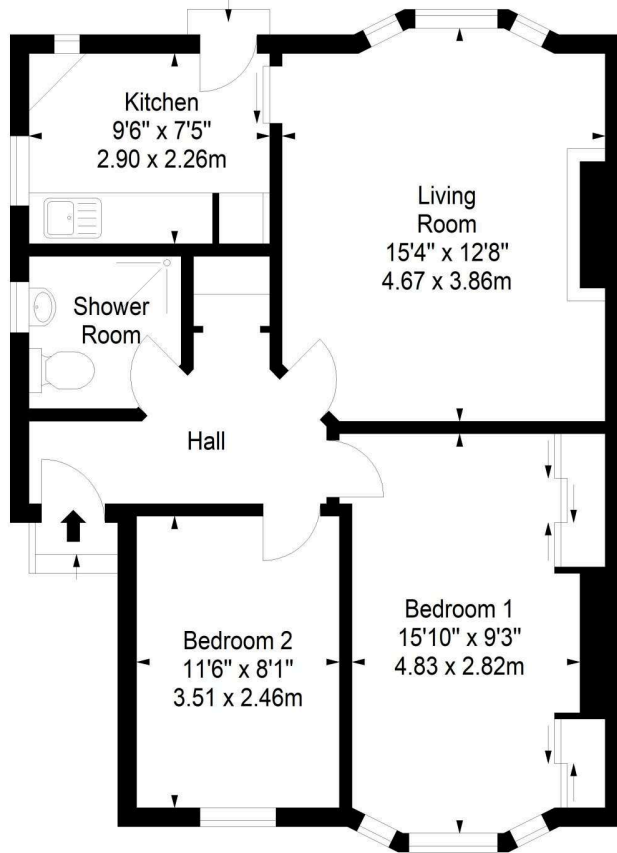




**Mountcastle Terrace,  
Edinburgh,  
Midlothian, EH8 7SQ**



Approx. Gross Internal Area  
638 Sq Ft - 59.27 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



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Fax: 0131 337 1118

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E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
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