



1 Mortonhall Park Drive, Edinburgh, EH17 8SS



Welcome

Welcome to Mortonhall Park Drive, this charming four bedroom detached villa arranged over two floors offers bright and spacious accommodation ideal for modern day family living. The property further benefits from a single garage, driveway and gardens to the front and to the rear. The property is ideally located in the popular Mortonhall area of the City, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing

- Reception hallway.
- Living and dining front facing with French doors to the rear garden.
- Fully fitted, stylish kitchen with a range of wall and base units and integrated appliances, utility off.
- Double bedroom/home office located on the ground level.
- Three double bedrooms located on the upper level.
- Bathroom comprising WC, wash hand basin, Jacuzzi style bath with shower over.
- Gas central heating, boiler located in the garage.
- Double glazing.
- Impressive rear garden.
- Single garage and driveway.







Mortonhall

The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. The catchment schools are Frogston Primary, St Catherine's RC Primary, Gracemount High and Holy Rood High RC School. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.

Extras

The integrated kitchen appliances, the freezer in the garage, the washing machine and dishwasher in the utility room, bin store, curtains, blinds and fitted floor coverings. The tv and speakers will be removed but the brackets, backboard and surround lighting in the media wall in the living room will be left.





Get in touch

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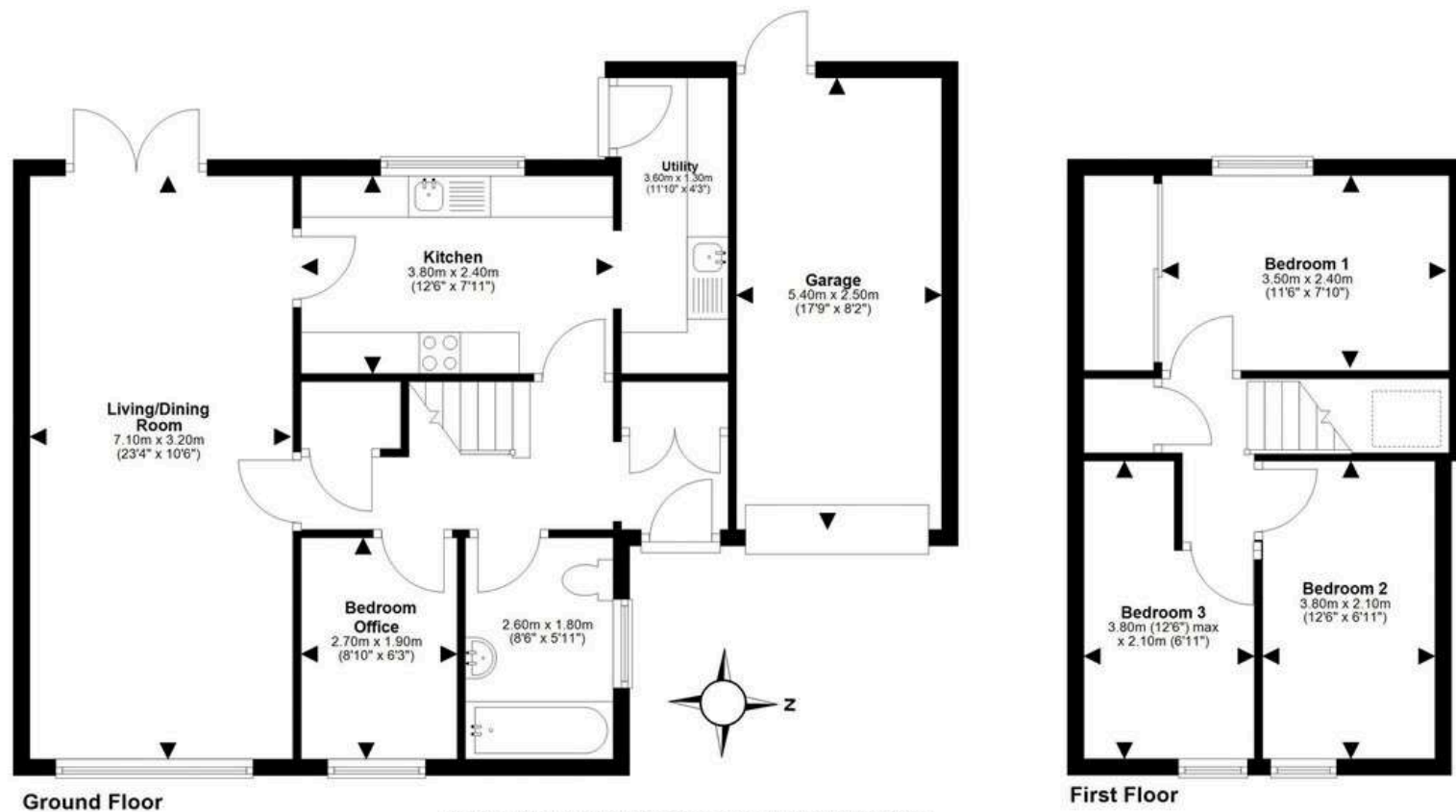
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.