



6 Mountcastle Place, Edinburgh, EH8 7TB

Description

Well proportioned three-bedroom semi-detached house which is located in a popular spot in a high amenity area to the East of the City centre. It would make an ideal starter home and has great potential. It has a private monoblocked driveway, front and rear gardens, gas central heating (with a new boiler installed in 2024) and double glazing.

The accommodation comprises:

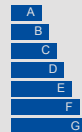
- Entrance hall with carpeted staircase
- Fitted kitchen with a range of wall and base mounted beech wood effect units with granite effect worktops with inset stainless steel sink and appliances including gas cooker, washing machine and fridge freezer
- Spacious living/ dining room with picture window to the front and French doors to the rear garden
- Upstairs there is a landing with linen cupboard which has a hatch to the loft which provides additional storage
- Tiled bathroom fitted with a WC, wash basin and bath with Mira electric shower over
- Rear facing double bedroom with built-in mirrored wardrobes
- Further good-sized double bedroom to the front
- Front facing single bedroom with storage cupboard



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Outside and Gardens

The rear garden is mostly laid to lawn and has a paved patio and is enclosed by fencing, making it child and pet friendly. The single garage has been partitioned with a storage area at the front and office / gym area to the rear. There is a monoblocked driveway to the side with space for multiple vehicles.

Location

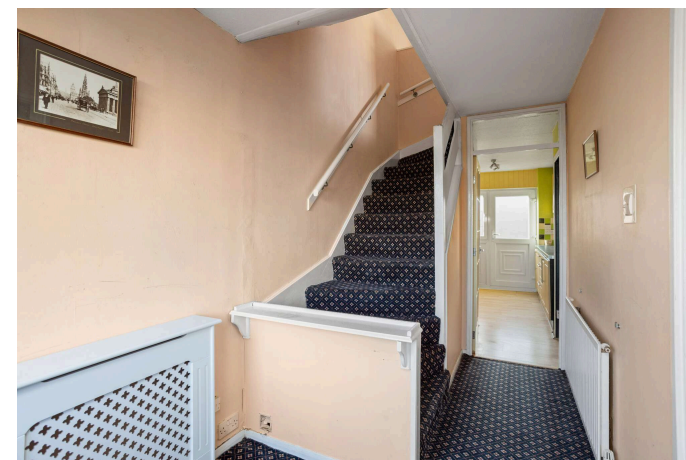
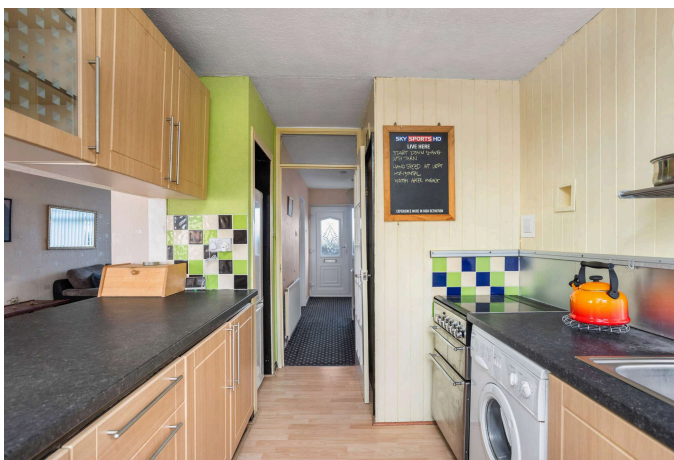
Willowbrae is a highly regarded area of Edinburgh which lies to the East of the city centre. An excellent choice of amenities are available nearby including a Morrisons supermarket at Piershill and Sainsburys supermarket at Meadowbank Retail Park. A frequent bus service runs from nearby to the City Centre. Meadowbank Stadium and Arthurs Seat are close by and pleasant walks can be found at Queens Park. Portobello is located nearby and offers further shops, bars and restaurants. The city bypass and main motorway networks are within easy reach. It lies in the school catchment area for Royal High Primary and St John's Primary Schools and Portobello and Holy Rood High schools.

Extras

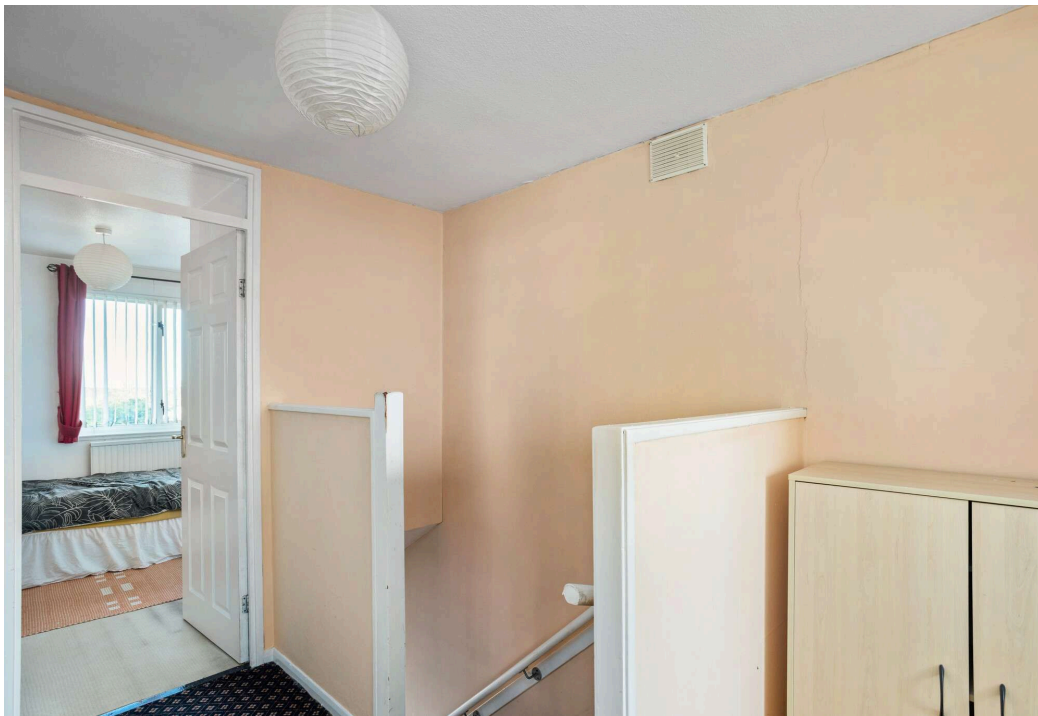
The fixed floor coverings, curtains, blinds and all kitchen appliances are included in the sale.

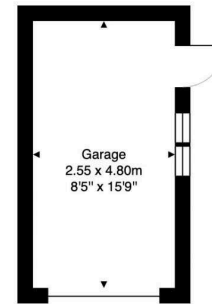
Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

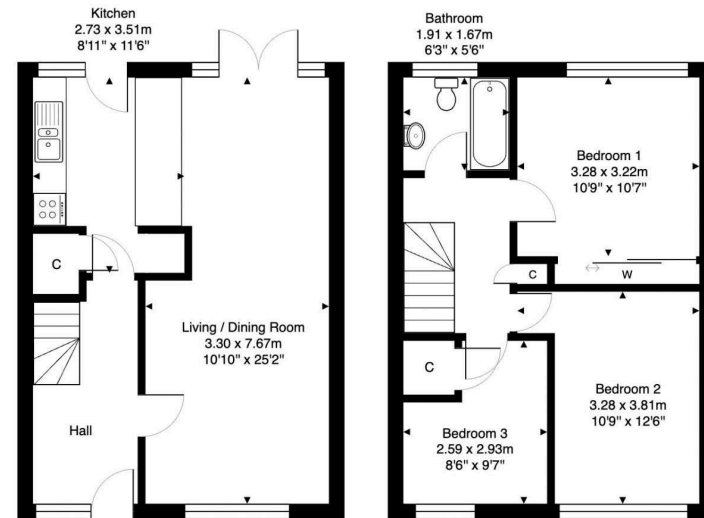








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Ground Floor

First Floor

Total Area: 81.7 m² ... 880 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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