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# 72 MOUNTCASTLE TERRACE

MOUNTCASTLE, EDINBURGH, EH8 7SG

3 BED

1 BATH

1 PUBLIC





## TAKE A LOOK INSIDE

72 Mountcastle Terrace is a well-proportioned three-bedroom end-terrace house with private gardens and a garage, quietly positioned in the established residential area of Mountcastle area, to the east of the city centre.

Set behind a neat front garden, the ground floor of the property comprises: an entrance hallway with storage cupboard; an immaculately presented dual aspect sitting room with a fireplace and gas fire; dining area with sliding doors to the rear; and a galley-style fitted kitchen with integrated appliances and direct access to the garden.

Upstairs, there are three bedrooms along with a family bathroom. The home offers excellent storage throughout, including a partially floored attic accessed via a Ramsay ladder.

## KEY FEATURES



End terrace house in quiet residential street.



Private gardens to both front and rear.



Close to popular Portobello.



EPC Rating - C



Three bedrooms and excellent storage.



Single garage.



Short walk to local primary school.



Council Tax Band - E





The sunny, south facing rear garden is fully enclosed with a patio seating area, lawn with drying line, mature planting and direct access to a single garage, complete with power and light. There is also unrestricted on-street parking.

## EXTRAS

All curtains, blinds, light fittings, fitted floor coverings and integrated appliances are included in the sale price.



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## THE LOCAL AREA

Mountcastle is a popular residential area located to the east of Edinburgh city centre, known for its quiet streets, excellent local amenities, and easy access to green spaces and the coast. With neighbouring areas including Duddingston, Portobello, and Craigmillar, Mountcastle offers a well-connected yet peaceful setting that appeals to families and professionals alike. The nearby seaside suburb of Portobello is just a short walk or cycle away, offering a sandy beach, independent cafés, bars and restaurants, a swim centre and a thriving monthly market. For everyday essentials, there are local shops and supermarkets within walking distance, with larger retail options available at Fort Kinnaird Retail Park, which is just a short drive away.

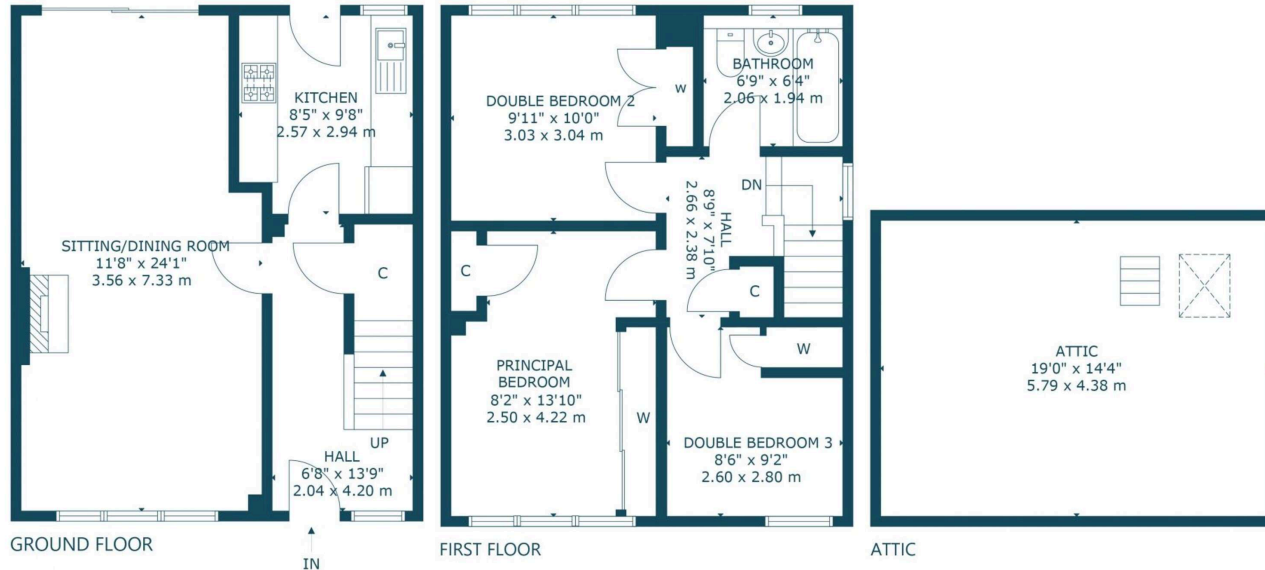
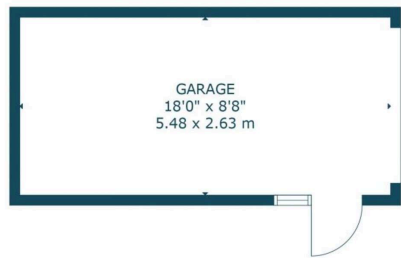
There are plenty of outdoor and recreational opportunities in the area, including the open parkland of Figgate Park, Duddingston Golf Course, and the historic Duddingston Village and Loch. Holyrood Park and Arthur's Seat are also within easy reach.

Schooling is well served locally, with access to highly regarded primary and secondary schools, including The Royal High Primary School and Portobello High School. The area is also well connected by regular bus services into the city centre, and enjoys quick access to the A1, City Bypass, and Edinburgh's wider road network.









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TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 915 SQ FT / 85 SQ M  
ATTIC 273 SQ FT / 25.4 SQ M  
GARAGE 151 SQ FT / 14 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.