

COULTERS[©]



4/2 FURCHEONS PARK

WILLOWBRAE, EDINBURGH, EH8 7RZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a peaceful modern development in the Mountcastle area, 4/2 Furcheons Park is a beautifully modernised ground-floor apartment offering stylish and comfortable living. With two double bedrooms, a newly fitted kitchen and bathroom, and a welcoming sitting room, this property is ideal for first-time buyers, or investors seeking a well-connected home with excellent letting potential.



KEY FEATURES



Beautifully presented ground floor flat.



Two double bedrooms with built in wardrobe space.



Shared gardens throughout development.



Private residents parking.



Portobello is within close proximity.



Excellent amenities and transport links nearby.



EPC Rating - D

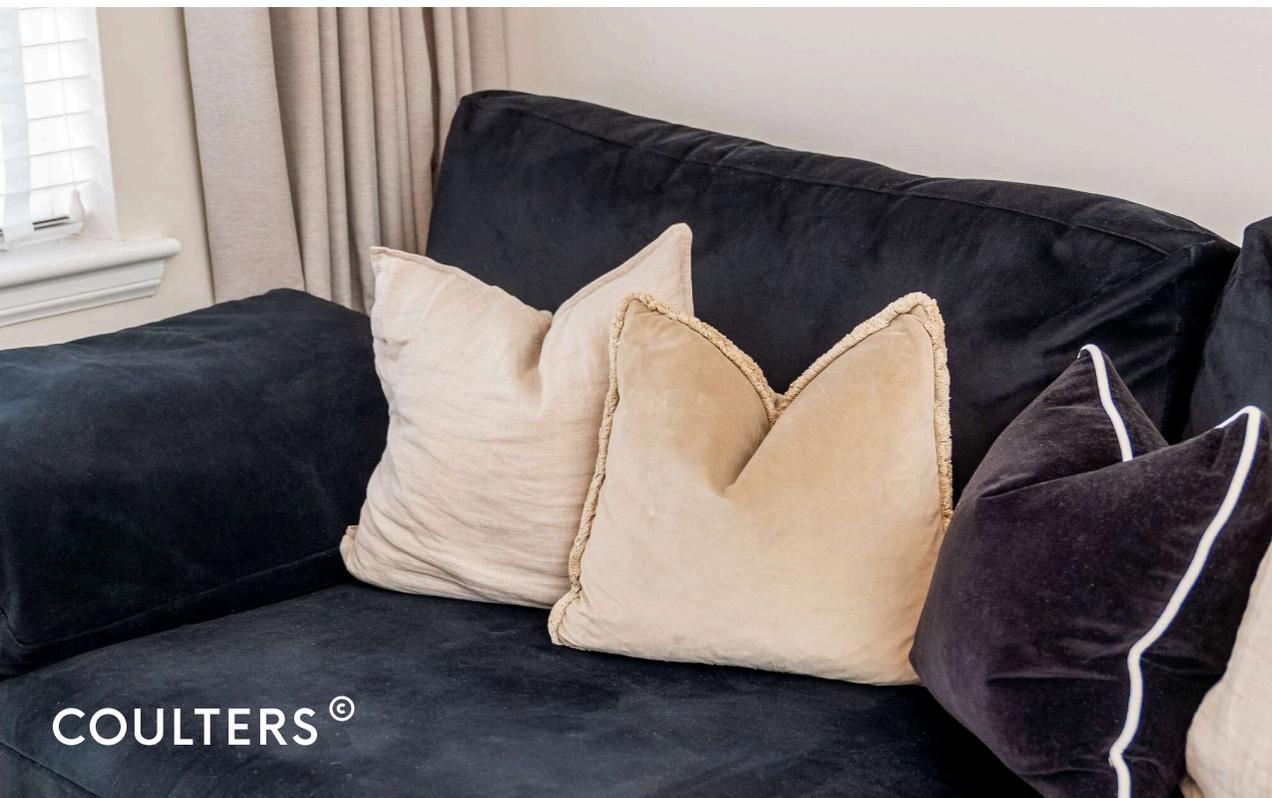


Council Tax Band - D



The interior has been thoughtfully updated, featuring a bright lounge that flows into a contemporary kitchen-dining space complete with integrated appliances. Both bedrooms are generously sized and benefit from fitted wardrobes, while the modern bathroom has been styled with sleek finishes and a shower over the bath. Fresh décor and new carpets throughout add to the sense of quality and care.

Outside, residents enjoy landscaped communal gardens, an allocated parking space, and additional visitor parking. The development also benefits from a secure entry system, electric heating, and double glazing.



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 Craightinny, 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.

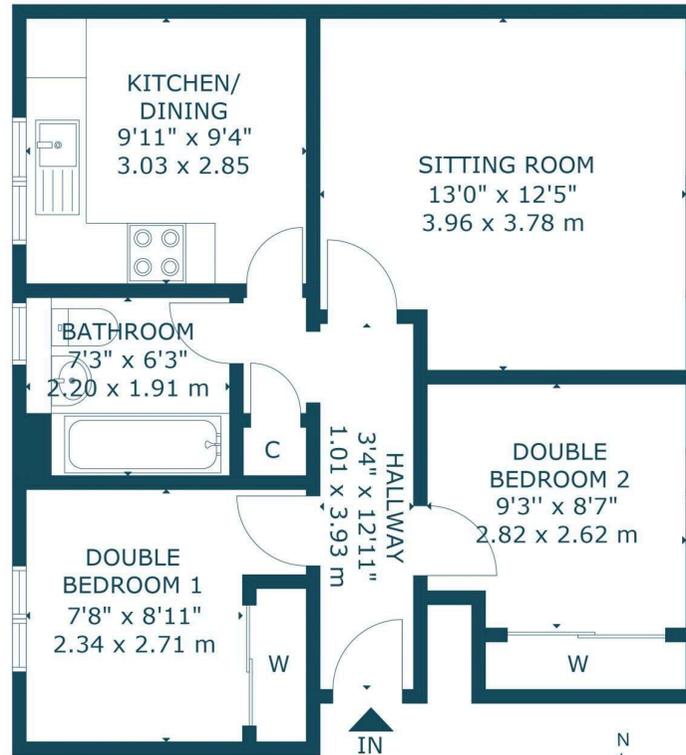
Schooling is well served locally, with access to highly regarded primary and secondary schools, including The Royal High Primary School and Portobello High School. The area is also well connected by regular bus services into the city centre, and enjoys quick access to the A1, City Bypass, and Edinburgh's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

EXTRAS

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

HOME REPORT VALUATION: £215,000





GROUND FLOOR



4/2 FURCHEONS PARK, WILLOWBRAE, EDINBURGH, EH8 7RZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 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.