



25 Mountcastle Drive North
Mountcastle, Edinburgh, EH8 7SH

CALL US ON 0131 447 4747

25 Mountcastle Drive North, Mountcastle, Edinburgh, EH8 7SH

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Bay windowed living room to rear with feature fireplace.
- Kitchen with appliances.
- Open access to dining room.
- Door leading to rear garden.
- Double doors to conservatory at rear.
- Patio doors to rear garden.
- Good sized double bedroom with fitted bedroom furniture & feature fire.
- Further double bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Extensive rear garden.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended semi-detached bungalow situated within the sought after Mountcastle district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the east of Edinburgh City Centre. The property is in need of full modernisation and redecoration but offers excellent potential.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 2.4 MILES TO EDINBURGH WAVERLEY TRAIN STATION. APPROXIMATELY 1.9 MILES TO BRUNSTANE TRAIN STATION.
AIRPORT	APPROXIMATELY 12.3 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Mountcastle is a popular and well-established residential area located to the east of Edinburgh's city centre. Favoured by families, professionals, and downsizers alike, it offers a peaceful suburban atmosphere while still being within easy reach of the city's main attractions and amenities. The area is particularly well-served for local schooling, with sought-after primary and secondary schools in close proximity, including Royal High Primary and Portobello High School, making it a convenient location for growing families. Mountcastle benefits from excellent transport links, with regular bus services providing swift access to the city centre, while nearby Milton Road and Portobello Road make commuting by car straightforward. The A1 and City Bypass are also easily accessible, offering connections to East Lothian, the Borders, and beyond. Residents enjoy a wealth of local amenities, including shops, supermarkets, cafes, and medical services. The nearby Fort Kinnaird Retail Park offers an extensive range of high-street retailers, dining options, and a cinema complex. For lovers of the outdoors, Figgate Park and Holyrood Park are both nearby, offering scenic walks, cycling routes, and green open spaces. In addition, Portobello Beach is just a short distance away, providing seaside charm, a popular promenade, and excellent leisure facilities.

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE KITCHEN APPLIANCES, HEATING OR ELECTRICS WITHIN THE PROPERTY.





**ENERGY PERFORMANCE
CERTIFICATE RATING D**

**Mountcastle Drive North,
Edinburgh,
Midlothian, EH8 7SH**



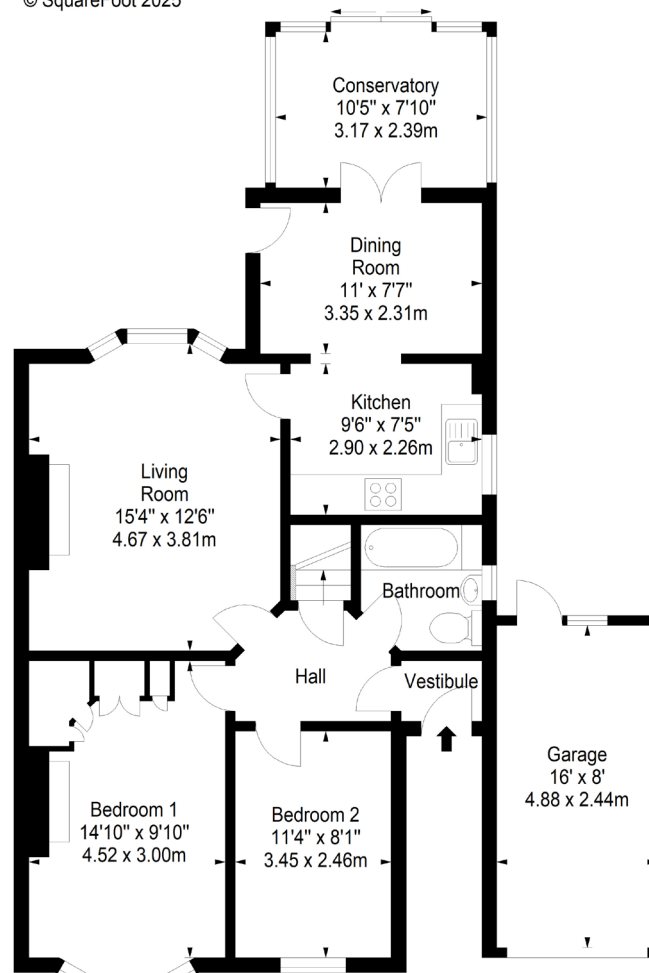
Approx. Gross Internal Area
1079 Sq Ft - 100.24 Sq M

Garage

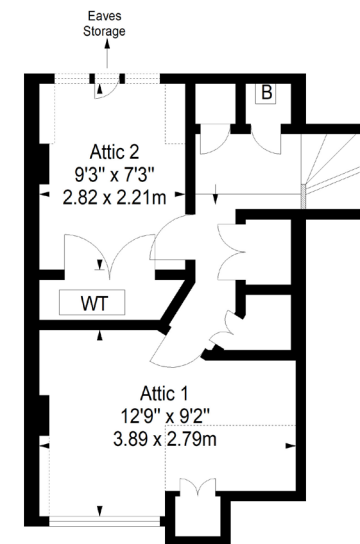
Approx. Gross Internal Area
128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

© SquareFoot 2025



Ground Floor



Attic

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.