



18 Mortonhall Park Gardens, Edinburgh, EH17 8SR

*Well-presented four-bedroom detached villa with gardens, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

18 Mortonhall Park Gardens is a well-presented and spacious four-bedroom detached family home with front and rear gardens, driveway and garage. The property forms part of an established development situated in the popular Mortonhall area, with excellent local amenities and schools, and good transport links to the city centre, bypass and further afield.

Entrance porch and vestibule; welcoming hall with WC; bright sitting room with sliding door access to the south-facing patio area; dining room to the rear, leading to the fitted kitchen with wall and base units and integrated appliances, and a utility room with storage space; four good-sized double bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance vestibule and hall. Sitting room. Dining room. Kitchen. Utility Room. Four double bedrooms. Bathroom. WC.

Gas central heating. Double glazing. Well-maintained front and rear gardens, mainly laid to lawn with mature borders. Driveway and garage with up and over door and electricity. Mortonhall Park Thain Residents' Association with an annual charge approx. £110.

## LOCATION

Mortonhall is a quiet and popular residential area situated a few miles south of the City Centre. There are excellent local amenities including a large Morrison's and Tesco Superstore, a range of shops at Straiton and at Cameron Toll, and nearby Morningside and Liberton only a short journey away offering further shops, bars, restaurants, and boutiques. Nearby outdoor recreational facilities include The Mortonhall Estate, The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; The Merchants, Mortonhall and Braids golf courses. Catchment schools are Frogston Primary, St Catherine's RC Primary, Gracemount High and Holy Rood RC High School, with private schooling nearby including George Watson's College, George Heriot's School and Merchiston Castle. Edinburgh and Napier University campuses are also within proximity. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major





motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The PV solar panels generate approximately 1,000 kWhs per annum and attract the highest rate of Feed-In Tariff (FIT) income (currently 74.37p per kWh) and c. 500 kWhs at the export tariff rate of 5.07kWhs pa. The Feed-In Tariff is guaranteed to be paid until November 2036. FIT income is tax-free.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

The property has an Energy Rating Category C  
Tenure Freehold



18 Mortonhall Park Gardens,  
Edinburgh,  
Midlothian, EH17 8SR



Approx. Gross Internal Area  
1175 Sq Ft - 109.16 Sq M  
Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M  
For identification only. Not to scale.  
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#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).