

**219 Mountcastle Crescent**  
**Edinburgh, EH8 7SX**

**A**



# *"219 Mountcastle Crescent is a superb linked semi-detached extended villa with three bedrooms"*

- HALLWAY
- LIVING/DINING ROOM
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- FRONT & REAR GARDENS















### LOCATION

Mountcastle is an extremely popular residential area located to the east of the city centre. Within easy reach there is a Morrison's Superstore, Tesco Metro an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park and Meadowbank Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University Campus.

Leisure and recreational facilities are provided for by Meadowbank Sports Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

### COUNCIL TAX

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



### DESCRIPTION

219 Mountcastle Crescent is a superb linked semi-detached extended villa with three bedrooms situated in a sought-after area. This bright and spacious family home offers comfortable and well-proportioned accommodation in good order with an excellent level of storage throughout. This property offers a fantastic opportunity for a young family or a professional couple, so early viewing is highly recommended.

The accommodation comprises: hallway; living/dining room; well appointed kitchen; sitting/dining room to the rear with access to the enclosed rear garden; two double bedrooms; a further bedroom and a family sized bathroom with electric shower over bath.

Further benefits include gas central heating, double glazing, enclosed rear garden and large garage and mono-bloc driveway to the front.

### EPC RATING

The energy efficiency rating for this property is band D



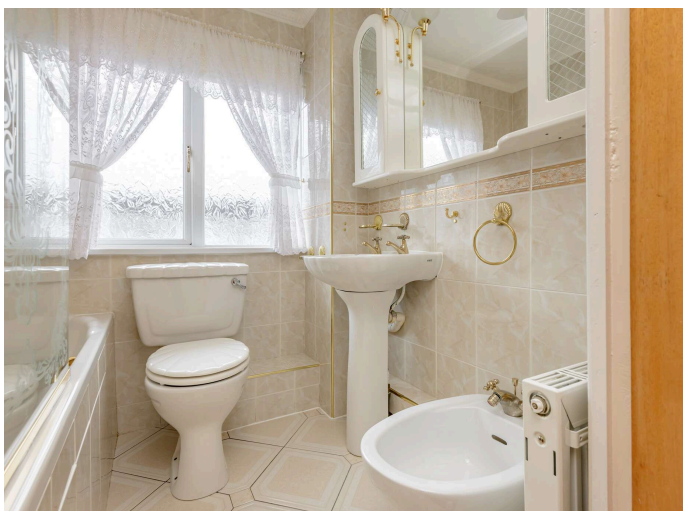
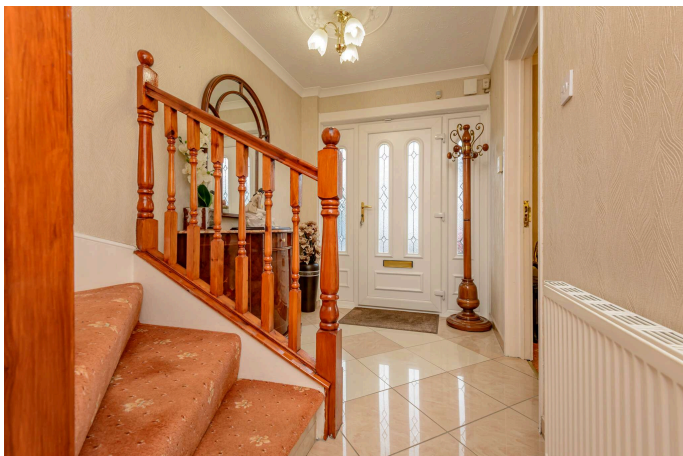






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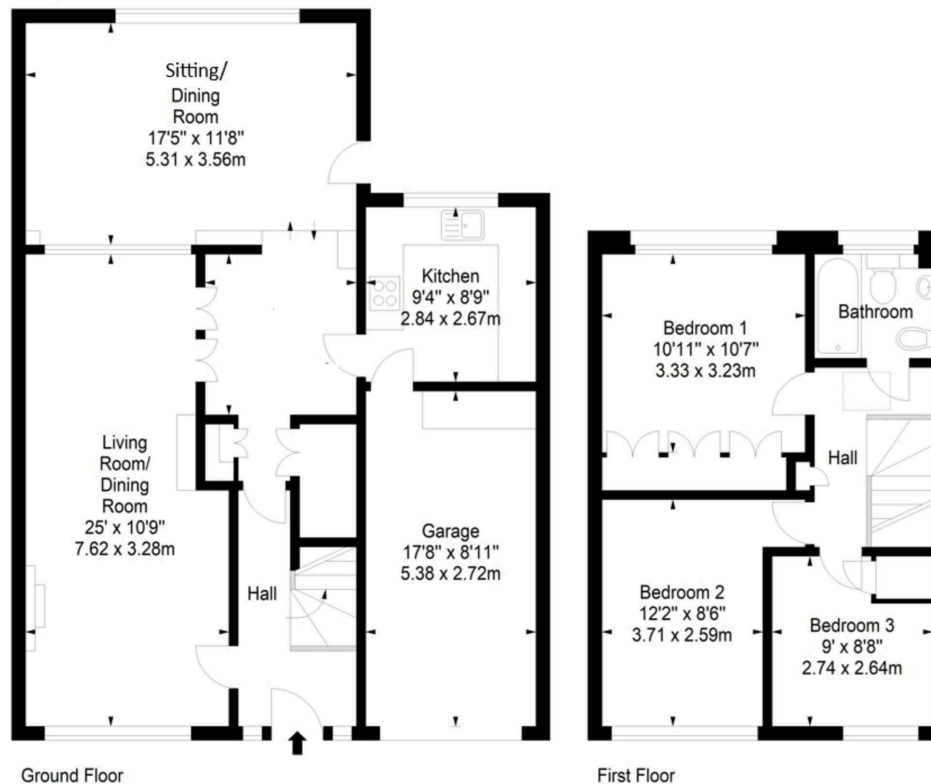
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Mountcastle Crescent,  
Edinburgh,  
Midlothian, EH8 7SX



Approx. Gross Internal Area  
1351 Sq Ft - 125.51 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

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zoopla

OnTheMarket

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