

OFFERS OVER £290,000

201 Mountcastle Crescent
Edinburgh, EH8 7SX

drummondmiller
Solicitors & Estate Agents



- 3-bed semi-detached house located in Mountcastle
- Private front and rear garden
- Bright and spacious living/dining room
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- Located in a residential area close to schools, shops, and nature
- Unrestricted on-street parking and drive
- EPC D

Description

Drummond Miller is please to present this spacious three-bedroom house offers excellent potential for buyers looking to create a home tailored to their own style.

The ground floor comprises a kitchen and a large open-plan living and dining area, providing a bright and flexible space for everyday living and entertaining.

Upstairs, the property features three double bedrooms and a family bathroom. All bedrooms benefit from built-in cupboards, providing useful storage space.

The property also benefits from an attic space accessed from the upper landing, offering additional storage.

While the house requires modernisation, it presents a fantastic opportunity for buyers to update and add value.





Central Heating and double glazing

The property benefits from gas central heating. Double glazing is fitted throughout.

Garden and parking

The house enjoys both front and rear gardens. The rear garden includes a shed and a washing line, offering useful outdoor storage and space for drying clothes. The front garden features a driveway providing off-street parking, and there is also free on-street parking available nearby.

Location

Mountcastle is a well-established and popular residential area in the east of Edinburgh, known for its quiet streets and strong sense of community. The property is ideally placed for a range of everyday amenities, with local shops, supermarkets, cafés and services available nearby in Mountcastle, Portobello and Meadowbank.

The area benefits from excellent transport links, with regular bus services providing quick and easy access to Edinburgh city centre and surrounding areas. The nearby A1 and city bypass also offer convenient routes for commuting further afield.

Residents can enjoy a variety of outdoor and leisure opportunities close by. The popular seaside area of Portobello, with its sandy beach, promenade, cafés and restaurants, is just a short distance away. Green spaces such as Holyrood Park and Arthur's Seat are also within easy reach, offering scenic walking and cycling routes. The area is well served by local schools and leisure facilities, making it a convenient and attractive location for a variety of buyers.

Council Tax and EPC

It is in Council Tax band E and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £300,000, and a link to the Home Report is available from the ESPC website.

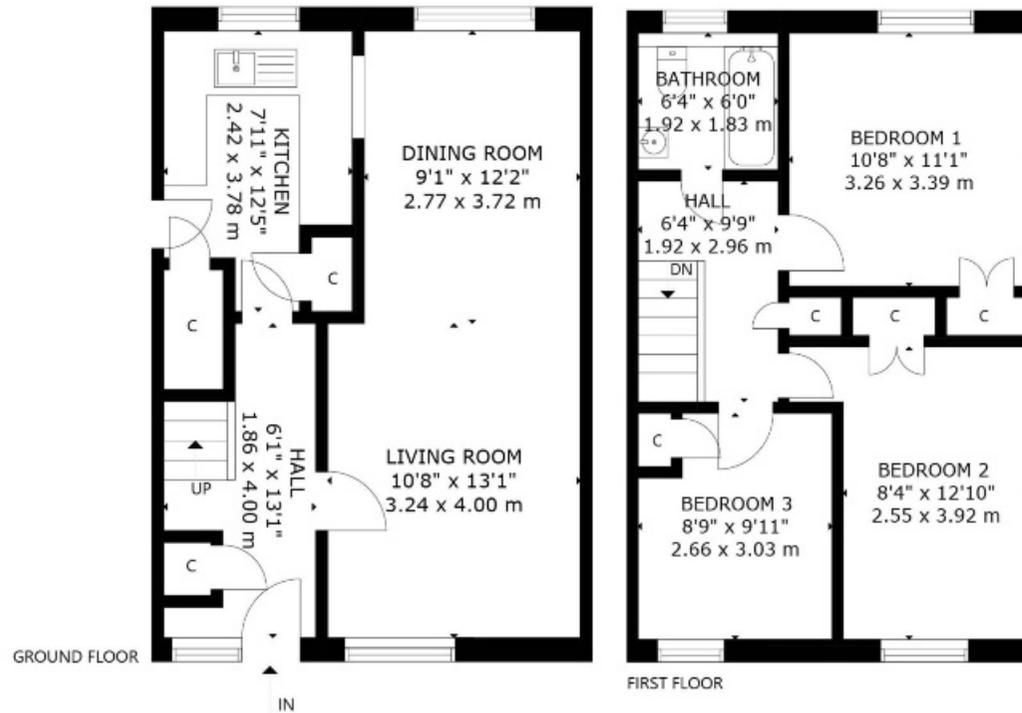
Viewing

By appointment with the Agent, telephone 0131 229 3399.

Extras

The sale price includes all fitted floor coverings, blinds, and light fittings currently within the property.





201 MOUNTCASTLE CRESCENT, EDINBURGH, EH8 75X
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 912 SQ FT / 85 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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