



**106 Northfield Drive**

Mountcastle, Edinburgh, EH8 7RF

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This four-bedroom end-terraced house enjoys a quiet park-side position, less than two miles from the city centre and Portobello Beach with excellent bus links. The interiors span three levels, offering exceptional space and versatility with a minimalist finish that, combined with picture glazing, creates a wonderfully light and airy home. Southerly-facing park views, low-maintenance gardens, and convenient off-street parking add to the appeal of this city property.

Inside, a bright entrance hall (with storage) leads into a softly carpeted reception area that extends the full depth of the property, featuring a sunny, dual-aspect outlook and designated zones for relaxation and dining. The neighbouring kitchen, accessed from the hall, has a sociable and practical open worktop that connects to the dining area. It is a light-filled space presented with a modern wood-toned finish. A collection of fitted cabinets accommodates a freestanding electric cooker, dishwasher, and upright fridge.

## Features

- Quiet city location beside Figgate Park
- Three-storey end-terraced house
- Bright and sunny minimalist interiors
- Entrance hall with storage
- Spacious dual-aspect living/dining room
- Bright modern kitchen (partially open to the reception room)
- Four bedrooms (three with storage)
- Bathroom with shower-over-bath
- Lower ground floor shower room
- Versatile utility room/workshop
- Easy-to-maintain gardens (south-facing to the rear)
- Convenient off-street parking
- EPC Rating - D









“Three-storey end-terraced house with bright, sunny minimalist interiors and south-facing, easy-to-maintain rear gardens”







On the first floor, a landing with storage provides access to three bedrooms, all of which are carpeted for optimal comfort. There are three bedrooms upstairs: two double bedrooms, one of which faces the park and boasts generous fitted wardrobes, and a single bedroom with storage (currently used as a study). Completing this floor is a bright, modern bathroom featuring a WC suite and a curved bath with an overhead shower framed by full neutral tilework. Finally, the lower ground-floor level is a versatile and functional area featuring laundry appliances, a landing with storage, a double bedroom with storage (currently used as a gym/office), a shower room, and a utility room/workshop with storage and access to the rear garden. The property is kept warm and efficient by gas central heating and full double glazing.

Outside, there is an attractively planted front garden and a southerly-facing rear garden that is easy to maintain, featuring decking and box planters. This garden offers access to the park, as well as a shared off-street parking area.

Extras: All fitted floor and window coverings, light fittings, and large appliances (except the chest freezer) are included in the sale.

## Mountcastle, Edinburgh

Approximately two miles east of the city centre and northwest of Portobello, the residential suburb of Mountcastle is popular with families and young professionals alike owing to its fantastic transportation links and local amenities. These include a diverse blend of independent shops, a pharmacy and a florist, plus a Morrisons supermarket and petrol station nearby. Nearby Portobello High Street promises a traditional shopping experience and is also home to a range of trendy bars and restaurants; for more extensive shopping and leisure, Fort Kinnaird Retail Park is within driving distance. Tucked between Holyrood Park and Portobello Beach, residents of Mountcastle are never more than a few minutes' from a wealth of outdoor activities. An easy stroll takes you to the foot of Arthur's Seat and Salisbury Crag – perfect for hiking and taking in the best views of the capital. For sport and fitness enthusiasts, nearby Meadowbank Sports Centre has recently reopened after significant refurbishment and offers state-of-the-art facilities. Mountcastle is served by excellent local schools in both the public and private sectors. Due to its close proximity to the A1, Mountcastle enjoys convenient links into the city centre, including 24/7 bus services, and is also handy for Edinburgh City Bypass and further travel across East Lothian and the central belt.

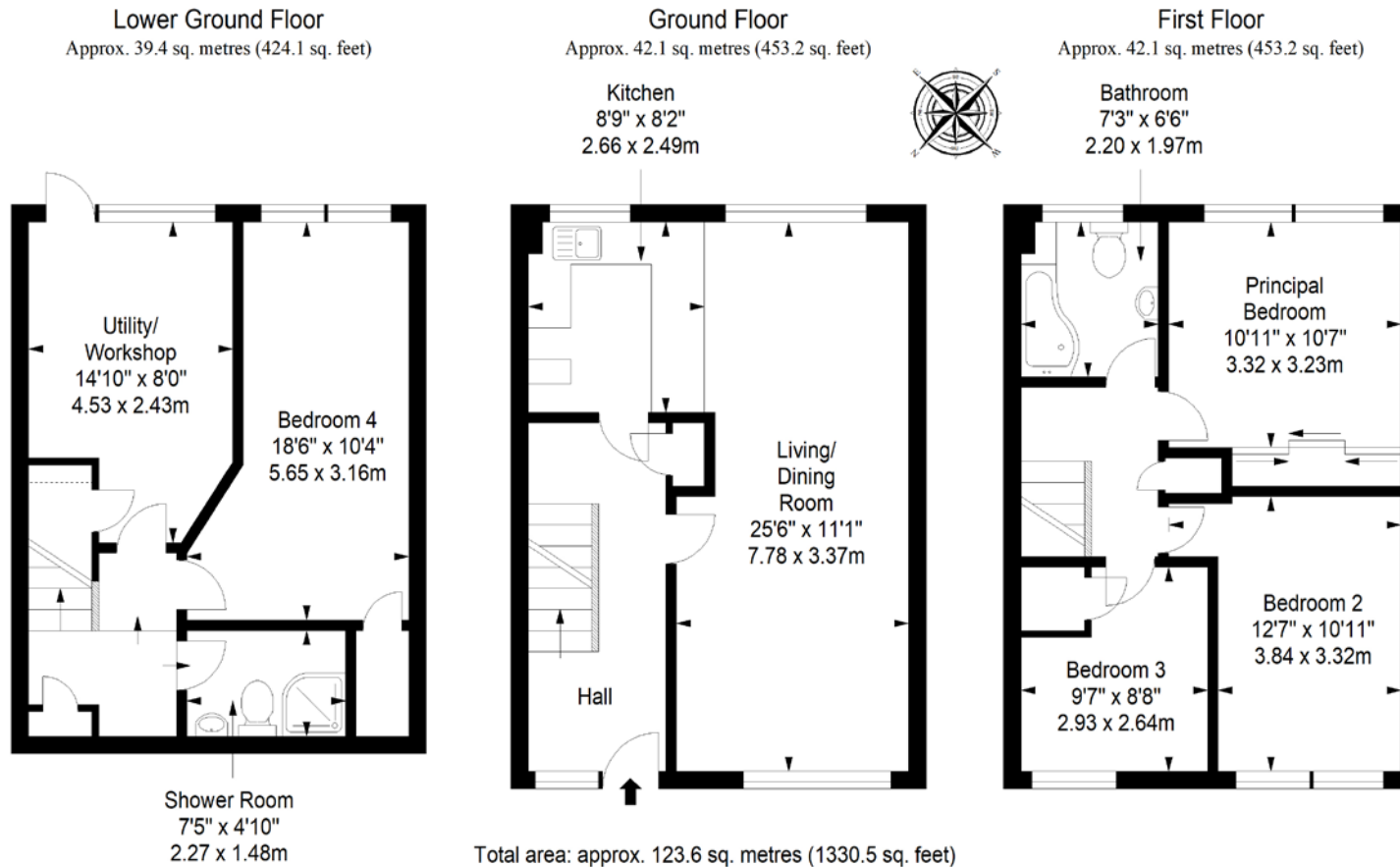








# Floorplan



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