

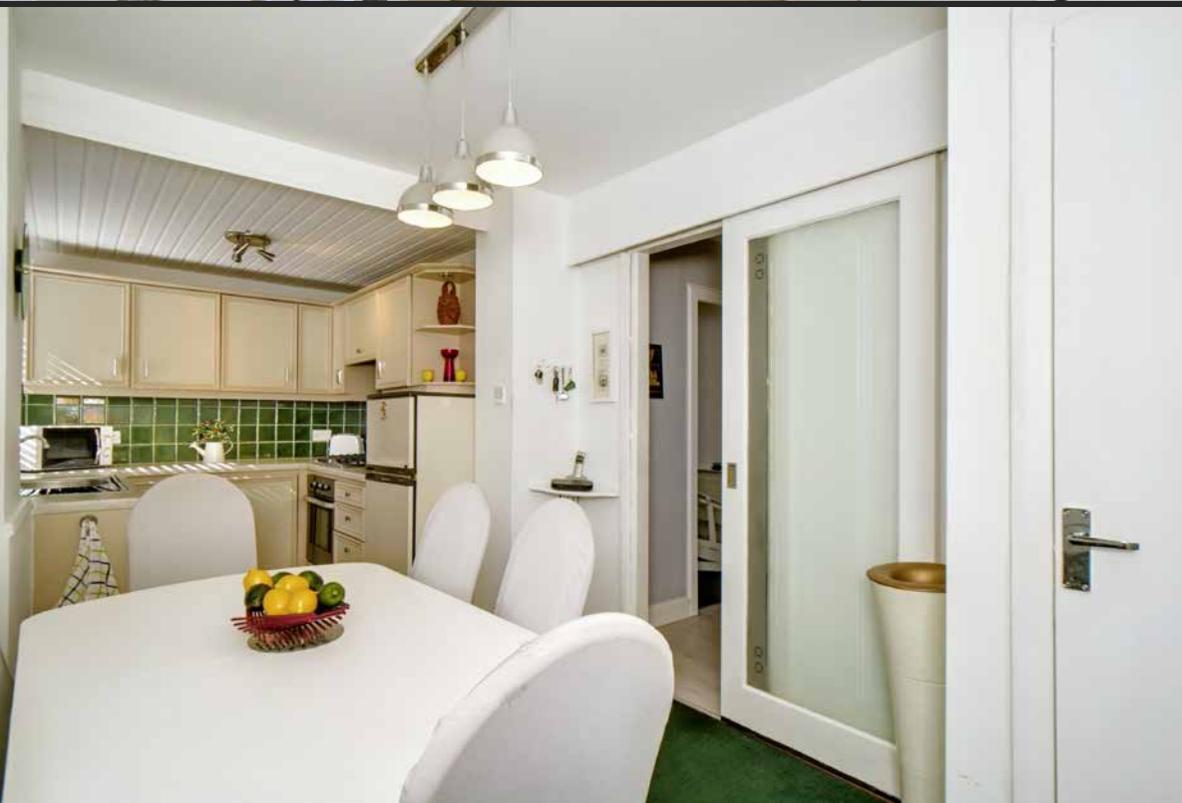


163 Mountcastle Crescent

Mountcastle, Edinburgh, EH8 7SY

We sell homes, not just houses





Welcome to a charming three-bedroom semi-detached house in popular Mountcastle, offering bright and spacious accommodation that is well-presented in neutral hues. The southeast-facing home further benefits from an open-plan kitchen/dining room and a premium shower room. It also features secure private parking and low-maintenance gardens. Furthermore, the property has a fantastic location, offering an easy commute to the city centre and a brisk walk to Portobello Beach – perfect for families, first-time purchasers, and downsizers alike.

Upon entering the home, you are greeted by a naturally-lit hall that provides a warm welcome. To the right is the large living room, which is fronted by a full-height window bringing a flood of southeasterly light into the residence. Crisp neutral décor adds to the airy ambience, along with a muted wood-toned floor for practicality. A focal-point fireplace brings the finishing touch to this elegant room. Next door, the kitchen/dining room has a spacious footprint for a table and chairs, alongside a well-appointed range of cabinets and worksurface space. It has additional built-in storage and comes with an integrated oven, gas hob, and concealed extractor hood. A freestanding fridge/freezer and a washing machine are also included.

Features

- A well-presented semi-detached house
- Situated in popular Mountcastle
- Neutral interior décor
- Bright and welcoming entrance hall
- Large, southeast-facing living room
- Open-plan kitchen/dining room
- Three double bedrooms with wardrobes
- Contemporary three-piece shower room
- Easy-to-maintain front and rear gardens
- Private driveway and attached garage
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - TBC
- Council Tax Band - TBC





“The principal bedroom boasts a spacious footprint and dual-aspect windows. It also has fitted wardrobes for generous clothes storage. Upstairs, there are two double bedrooms, both of which have built-in wardrobes.”





The ground floor is completed by the easily accessible principal bedroom, which boasts a spacious footprint and dual-aspect windows. It also has fitted wardrobes for generous clothes storage. Upstairs, leads to the two remaining double bedrooms, both of which have built-in wardrobes for convenience. Furthermore, all three bedrooms enjoy neutral decoration and snug carpets. Finishing the interiors is a contemporary shower room, featuring a storage-set washbasin and hidden-cistern toilet with adjoining counterspace, a downlit fitted mirror, a towel radiator, and a walk-in shower cubicle with a rainfall showerhead. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a monoblock front garden/driveway providing off-street parking, along with an attached garage. Another low-maintenance garden is to the fully-enclosed rear, enjoying an artificial lawn for relaxing in the sun.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a fridge/freezer to be included in the sale.

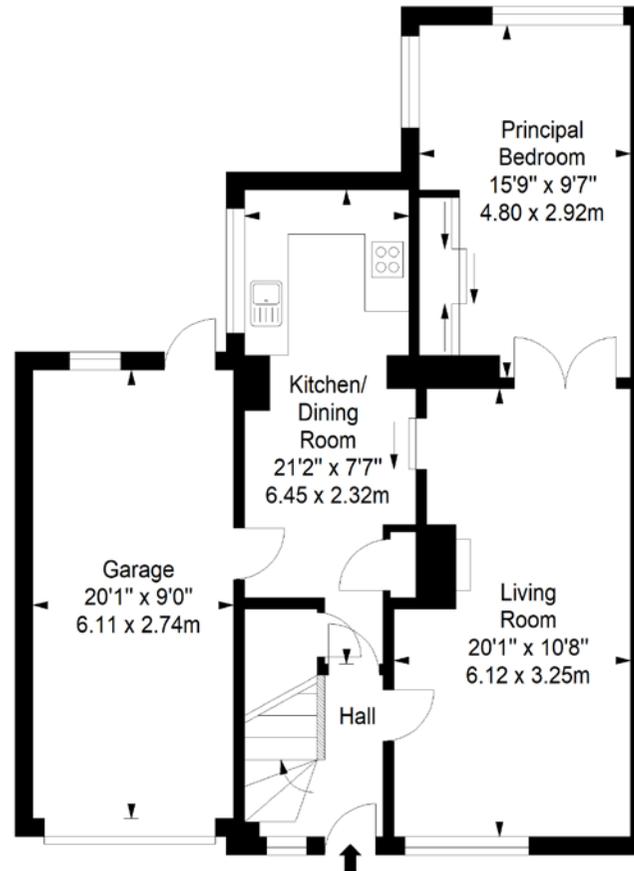
Mountcastle, Edinburgh

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 Crags – 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.

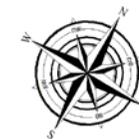
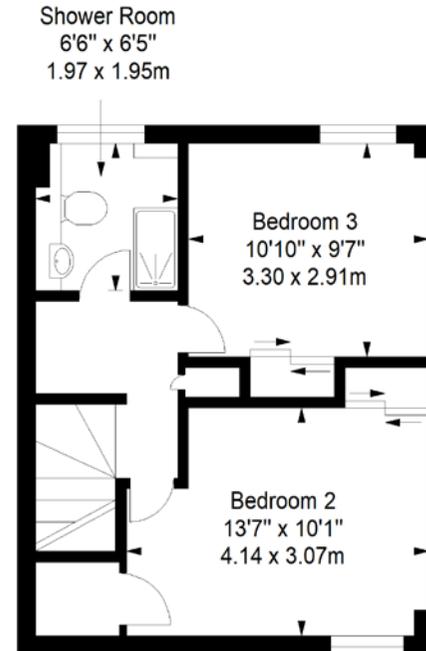


Floorplan

Ground Floor
Approx. 70.8 sq. metres (762.1 sq. feet)



First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.6 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.