



## 34 Hapland Bow, Edinburgh, EH17 8UZ

Immaculately Presented, South-Facing, Three-Bedroom, End-Terrace Home with Garden

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# Property Description

Immaculately presented and well proportioned, this attractive south-facing three-bedroom modern end-terrace home offers stylish and versatile family accommodation and a private garden. Set in a desirable development, with a cul-de-sac setting and adjacent shared grounds, located in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining kitchen, three flexible bedrooms, a family bathroom, a utility cupboard and a ground-floor WC.

Upgraded from the original spec, with a fully integrated kitchen with granite worktops, continuous luxury flooring, and stylish bathrooms with quality tiling. In addition, there is gas central heating, solar panels, double glazing, and good integrated storage, including a floored loft accessed by a Ramsay ladder.

Externally, the property benefits from an enclosed garden featuring a patio and lawn, whilst unrestricted parking bays are to the front.

With superb transport links, this modern development includes further unrestricted residential and visitor parking and well-kept communal grounds.

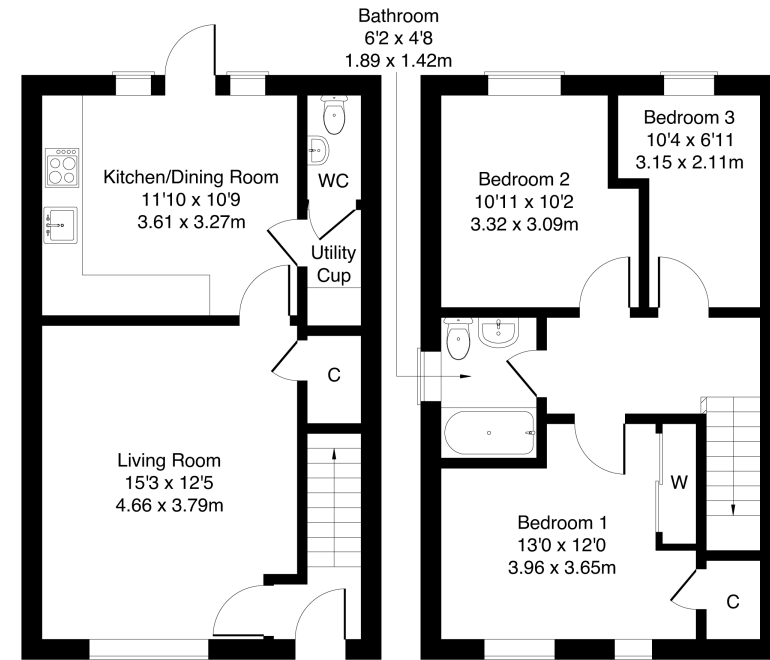
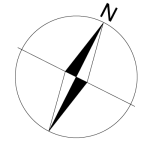
A welcoming entrance hall leads to the carpeted staircase and a bright front-facing living room, finished in light, neutral décor with wood-effect flooring and benefits from a useful built-in cupboard. Its south-facing aspect floods the room with natural light, creating a warm and welcoming space. Set off the living room, the generous dining kitchen is ideally suited to both everyday family life and entertaining. It features a contemporary range of fitted units, granite worktops, tiled splashback and a sink, together with a range of integrated appliances including a gas hob, oven, fridge/freezer and dishwasher. Patio doors open directly onto the garden, providing a seamless connection between the kitchen and outdoor space. A convenient WC and utility complete the ground-floor accommodation.

Upstairs, the spacious main bedroom spans the width of the property and enjoys a pleasant front-facing position. Tastefully presented with carpeted flooring, it benefits from excellent storage, including a built-in wardrobe with mirrored doors and a further built-in cupboard. Two further well-presented bedrooms overlook the garden to the rear. Bedroom two provides another generous double bedroom, while bedroom three offers excellent flexibility and would make an ideal home office, study or nursery. Completing the accommodation is a stylish modern family bathroom, fitted with a contemporary three-piece suite incorporating a shower over the bath, full-height tiled splash walls, wood-effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



**Ground Floor**

**First Floor**

**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Mortonhall lies between Fairmilehead and Gilmerton, south of Liberton and the Braid Hills. The area is close to the A701, providing a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are within walking distance, offering panoramic views over Edinburgh and beyond. Around one mile away is the Pentland Hills

Regional Park, which offers a range of outdoor pursuits including Scotland's largest artificial ski slope. The nearby Mortonhall Estate provides numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services run along Howdenhall Road, and the city bypass is quickly accessible.





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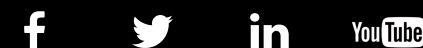
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