



26 Mountcastle Crescent,
Edinburgh, EH8 7SB



2 2 1 82 E

26 Mountcastle Crescent, Edinburgh, EH8 7SB

Located in the sought after Mountcastle area of Edinburgh is this well-proportioned mid terraced, 2 bedroom house. The property has gas central heating, full double glazing and beautifully tended gardens.

The accommodation includes an entrance hallway with under stairs cupboard and a front facing lounge with bay window and electric fire with wood mantle. There is a second public room to the rear which could also be used as a third bedroom is desired. The kitchen is fitted with base and wall units with cooker, fridge/ freezer and washing machine to remain. There is a cupboard which houses the boiler and a door leads to the rear garden. Upstairs there are two good-sized double bedrooms, both with fitted wardrobes and the rear bedroom also has eaves storage. The shower room is fitted with a two piece white suite with window to rear.

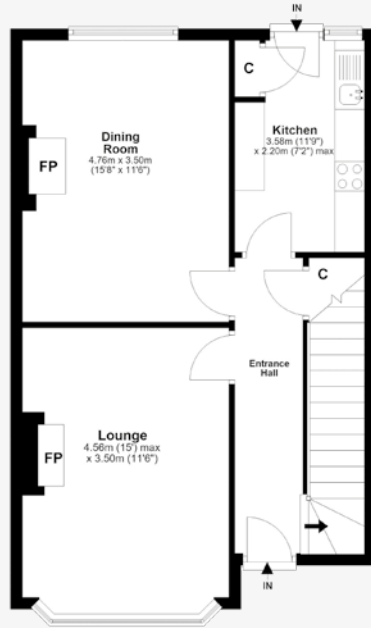
Externally, there is a fully enclosed front garden which is laid to stone chippings. The beautifully tended rear garden is again fully enclosed and mainly laid to lawn with well stocked borders, patio and shed.

Early viewing is essential to fully appreciate this good sized house.

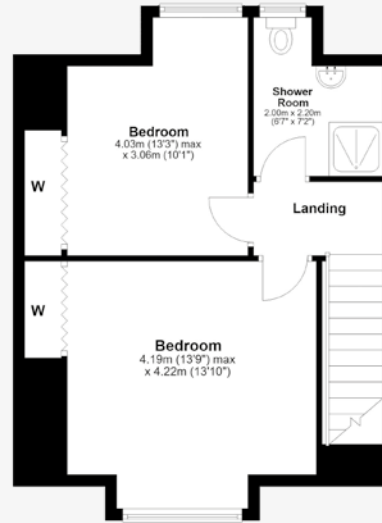
Mountcastle is a popular area lying to the east of the city centre with popular outdoor spaces including Figgate Park, Duddingston Loch and Arthur's Seat. There are local shops and schools and excellent transport links to the city centre and by-pass.



Ground floor



First floor



Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge:	4.57m x 3.5m	(15' x 11'6")
Dining Room:	4.78m x 3.5m	(15'8" x 11'6")
Kitchen:	3.58m x 2.18m	(11'9" x 7'2")
Bedroom 1:	4.22m x 4.2m	(13'10" x 13'9")
Bedroom 2:	4.04m x 3.07m	(13'3" x 10'1")
Shower Room:	2.18m x 2m	(7'2" x 6'7")

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine