

307 Mountcastle Drive North

Mountcastle, Edinburgh, EH15 1NN



RALPH SAYER
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Introducing a fully-upgraded and extended chalet-style detached bungalow

in sought-after Mountcastle, offering two reception rooms
and three double bedrooms, as well as generous private
parking and an enclosed rear garden.



Stylish three-bedroom

home in Mountcastle

This chalet-style detached bungalow is a stylish three-bedroom home that enjoys a large extension and fully-upgraded interiors. It offers generous living and dining space, alongside a contemporary breakfasting kitchen and three-piece shower room. The interiors are beautifully presented and finished to high standards too, with quality fixtures and fittings throughout. It further boasts great storage, as well as a three-car driveway and a charming garden made for enjoying the summer months. Located close to Figgate Park in Mountcastle, the home also has a family-friendly setting, just a 5 minutes' drive from the golden sands of Portobello Beach and roughly 10 minutes from Edinburgh city centre.

General Features

- A stylish chalet-style detached bungalow
- Fully upgraded and with a large extension
- Sought-after location in Mountcastle
- Attractive décor and high-quality finishings

Accommodation Features

- Vestibule and hall with generous storage
- Triple-aspect living room with a fireplace
- Spacious dining room with garden views
- Ultra-modern breakfasting kitchen
- Separate utility room for laundry
- Three double bedrooms (two with storage)
- Contemporary three-piece shower room
- Gas central heating and double glazing

Exterior Features

- Neat front garden for added kerb appeal
- Fully-enclosed, low-maintenance rear garden
- Private driveway accommodating three cars

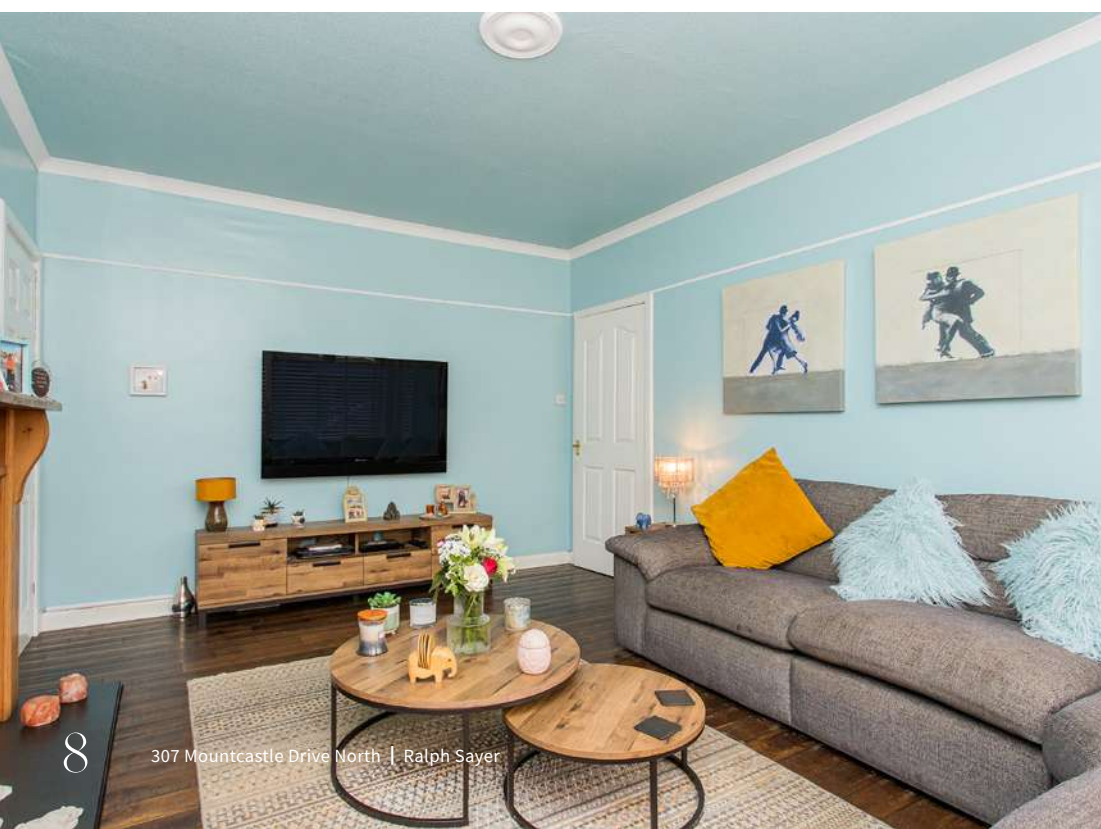
Entrance

A lovely introduction to an exceptional home

Entering the property, you are greeted by a vestibule leading through to a bright hall with generous storage. Neutral styling adds to the warm welcome, while the hardwood flooring is practical and easy to clean.



Two elegant reception areas



The living room is a light and airy reception space that is fronted by triple-aspect glazing for a flood of daily sunshine. Tasteful blue décor and white detailing enhance the light-filled ambience, with a hardwood floor and a picture rail adding texture. A handsome fireplace frames the room with a characterful focal point for arranging furniture around, completing the room's elegant look.



Spacious dining room with garden views

There is also a separate dining room which forms a delightful setting for lively dinner parties. Here, an oversized window overlooks the rear garden, providing a lovely backdrop for meals. The room itself is spacious enough for a six-person table alongside additional lounge furniture, and it is beautifully styled combining an accent wall with neutral tones.





The kitchen

with a central island breakfast bar



Organised around a central island with a breakfast bar, the kitchen has an ultra-modern aesthetic which pairs sleek, handle-less cabinets in white with complementary granite worktops. The suave look is further enhanced by chic splashbacks and fashionable décor. It also includes bi-folding doors that extend the space out onto the rear garden's deck as if it were an additional room dedicated to summer entertaining.



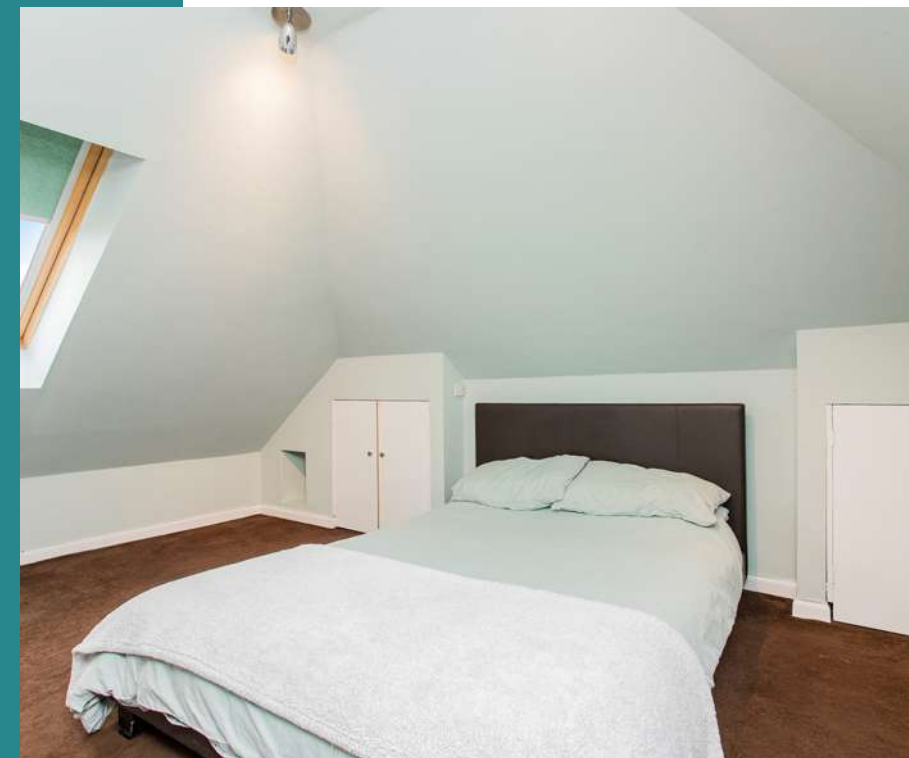
A neighbouring utility room provides further storage and workspace too, as well as room for a washer and dryer.



The principal bedroom

provides space &
flexibility

The principal bedroom occupies the first floor, benefitting from dual-aspect windows and built-in storage. It is a bright and airy double-sized space finished with a soft carpet and neutral decoration.





Ground level

double bedrooms

Bedrooms two and three are at ground level. These doubles are also lightly decorated, with both benefitting from wood-style floors. The second bedroom has the advantage of fitted wardrobes and over-bed fixtures that include further clothes storage and drawers. The third bedroom provides homeowners with that added flexibility to meet their needs and requirements.



Spacious shower room

with contemporary appeal



Spacious and stylish, the ground-floor shower room enjoys premium tile work and a contemporary three-piece suite. It is comprised of a hidden-cistern toilet, a wide (floating) washbasin, an illuminated mirror, a ladder-style radiator, and a walk-in shower enclosure with a handheld and overhead rainfall shower.

Gas central heating and double-glazed windows ensure year-round comfort.

An enclosed garden made for

summer dining





Offering generous private parking and an enclosed garden

To the home's front, a neat garden adds kerb appeal, alongside a monoblock driveway for three vehicles. Meanwhile, the fully-enclosed rear garden has been designed for relaxing and dining in the sun. Its low-maintenance setup includes two decked areas and a central patio, making it ideal for summer entertaining and barbecues.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker, and a freestanding fridge/freezer to be included in the sale. A washing machine, tumble dryer, and some additional furnishings may be available by separate negotiation.

Property Name

307 Mountcastle Drive North

Location

Mountcastle, EH15 1NN

EPC Rating - D

Council Tax Band - F

Home Report Value - £520,000

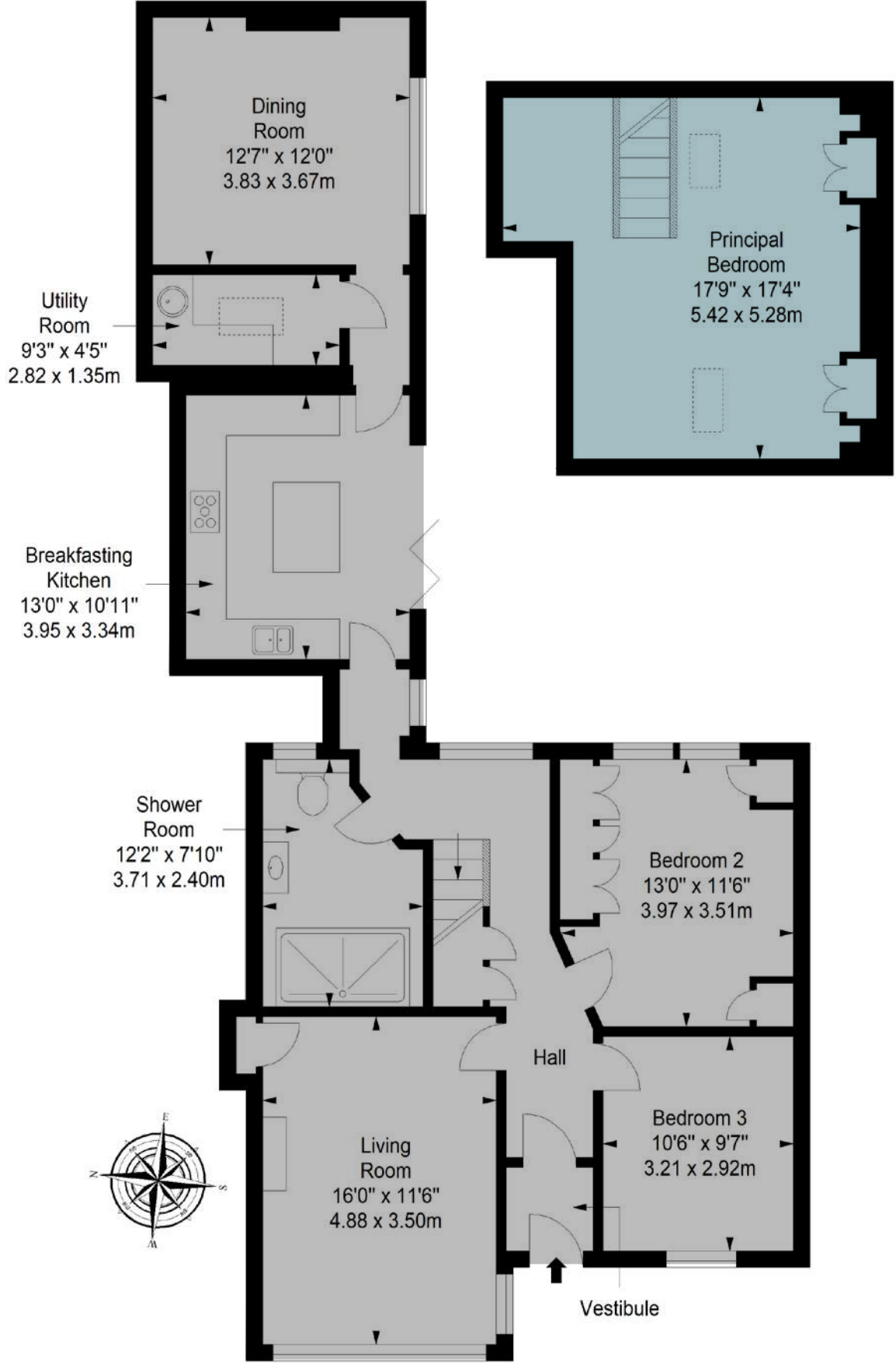
Approximate total area:

125.8 sq. metres (1354.1 sq. feet)

●
Ground Floor

●
First Floor

The floorplan is for illustrative purposes.
All sizes are approximate.





Mountcastle

Edinburgh

Never more than a few minutes' from a wealth of outdoor activities

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.



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dream property!



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