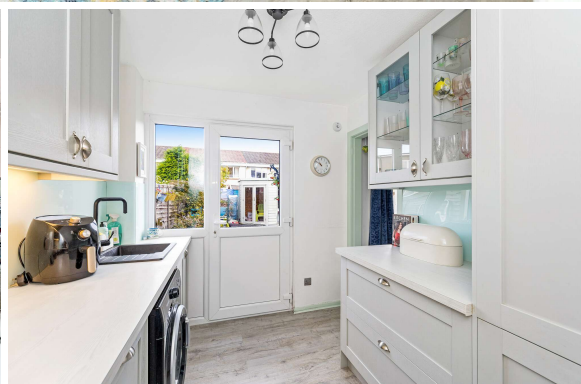




18 Mountcastle Loan
MOUNTCASTLE | EDINBURGH | EH8 7RB


warners
solicitors & estate agents



18 Mountcastle Loan, MOUNTCASTLE | EDINBURGH | EH8 7RB

This well-proportioned two-bedroom terraced home offers an excellent opportunity for first-time buyers, couples or investors, with bright and spacious accommodation arranged over two levels.

The ground floor comprises a welcoming entrance hall, generous living room, fitted kitchen and separate dining room, providing excellent everyday living and entertaining space. Upstairs are two well-proportioned double bedrooms, together with a bathroom and useful storage.

A particular highlight of the property is the attractive rear garden, which has been thoughtfully landscaped to create a versatile and low-maintenance outdoor space. The garden features a raised deck, artificial grass lawn and summer house, making it ideal for relaxing, entertaining and enjoying the warmer months. There is also a small front garden.

The property further benefits from an allocated parking space within the residents' car park, adding valuable convenience.

Located in Mountcastle, the property is well placed for access to a range of local amenities, schools and transport links, while Edinburgh city centre is readily accessible.

- Popular Mountcastle location
- Spacious two-bedroom terraced home
- Bright living and separate dining rooms
- Beautiful, landscaped rear garden
- Summer house, raised deck & Astroturf lawn
- Allocated residents' parking space

Council Tax D. Energy Rating C.

All fixtures, fittings, integrated appliances, blinds and curtains poles will be included in the sale. The fridge freezer, washing machine, and curtains will not be included.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Mountcastle area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets. Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.



