



51 Mountcastle Drive South,
Mountcastle, Edinburgh, EH15 1PJ



An attractive detached house which offers a superb family home in a sought after location

 3 Bed  1 Bath  2 Reception

An attractive detached house which benefits from a driveway and garage, located in the sought after area of Duddingston. This superb property offers a flexible family home set within beautifully maintained gardens, with the rear garden being fully enclosed with a summer house. In brief the accommodation comprises: entrance vestibule, hall, box bay windowed sitting room with feature fireplace which could also be utilised as a fourth bedroom, bay windowed dining room with window overlooking the rear garden, fully fitted kitchen with door to side, bedroom on the upper level which enjoys beautiful views of Arthurs Seat and has plumbing for an en-suite wc, two further double bedrooms, and modern bathroom with white suite. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

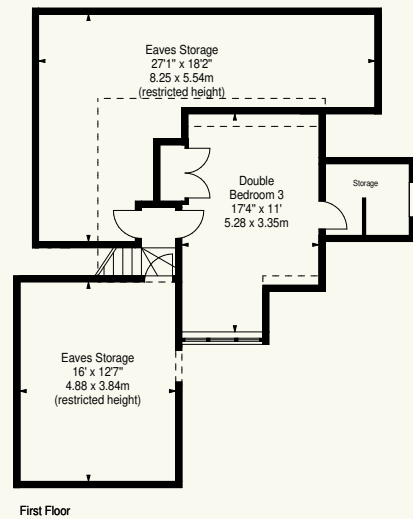
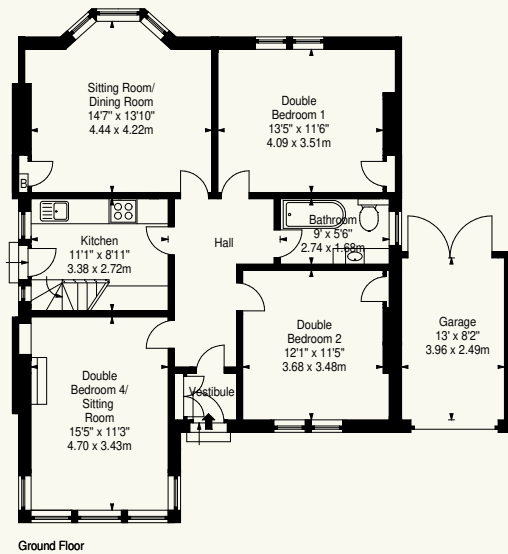
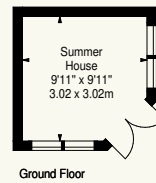
- Box bay windowed sitting room
- Bay windowed dining room
- Three double bedrooms
- Modern bathroom
- Gas central heating
- Double glazing
- Excellent eaves storage
- Fully enclosed rear garden
- Garage and driveway
- EPC Rating D

Offers Over £435,000

Mountcastle Drive South,
Edinburgh,
Midlothian, EH15 1PJ



SquareFoot
Approx. Gross Internal Area
1213 Sq Ft - 112.69 Sq M
(excludes eaves storage)
Garage & Summer House
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M
For identification only. Not to scale.
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Mountcastle and adjoining Duddingston are popular and convenient areas of the city, located just beyond Holyrood Park and Duddingston Golf Course. The city centre lies little more than 3 miles away and is readily accessible via many and frequent bus services or by train from Brunstane Halt. Moreover, the Fort Kinnaird Retail Outlet is within a few minutes and plays host to the majority of High Street names including Boots, Next River Island, H & M, Clarks and Marks & Spencer to name but a few. There is a 24 hour Asda at the Jewel. Also within close proximity

are a choice of good schools, parts of Edinburgh College and the Queen Margaret University. East Lothian's beautiful sandy beaches and championship golf courses are readily accessible via the A1 (less than 10 minutes) and thereafter the city by-pass provides a direct link with the west side of the city, Edinburgh International Airport and the central motorway network.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.