



Offers Over

£320,000

2 Achnacarry Street

Mortonhall | Edinburgh | EH17 8GP

A superb opportunity has arisen to acquire this smartly presented three-bedroom end-terraced villa, forming part of the sought-after Heritage Grange development in the popular Mortonhall area of Edinburgh. Surrounded by beautiful countryside and conveniently placed for local amenities and excellent transport links, the property offers well-presented accommodation, private gardens and flexible living space, making it an ideal choice for professionals and young families.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Residents' parking
-  EPC Band - B
-  Council Tax Band - E



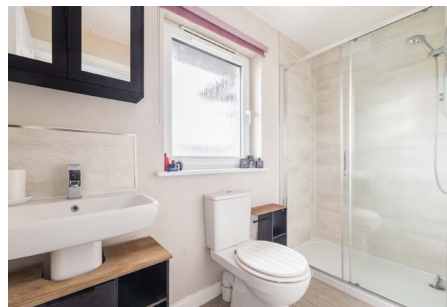
Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful cloak cupboard. The bright and airy dual-aspect lounge enjoys plenty of natural light and features a stylish media wall incorporating an electric fire, creating an attractive focal point. The smart kitchen/diner is fitted with a range of integrated appliances and enjoys a pleasant outlook over the garden, providing an excellent setting for everyday dining and entertaining. Completing the ground floor is a convenient WC.

The principal bedroom is a comfortable double room featuring integrated wardrobes and a stylish en-suite shower room with a partially tiled surround. Bedroom two is another good-sized double room, offering ample space for freestanding furniture, while bedroom three is a single room providing flexibility for use as a nursery, home office or dressing room. The stylish family bathroom is finished to a similar standard and features a separate bath and shower. The first-floor landing provides access to the attic, which is partially floored to offer useful additional storage.

Further benefits include exterior soffit lighting, solar panels, gas central heating and double glazing.

The development is factored at approximately £120 per annum.



Gardens & Parking

Externally, the property benefits from well-maintained private gardens. The enclosed rear garden is a particular highlight, featuring a pergola with feature lighting, and patio area, creating a lovely space to relax and enjoy the outdoors. Unallocated residents' parking is available within the development.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





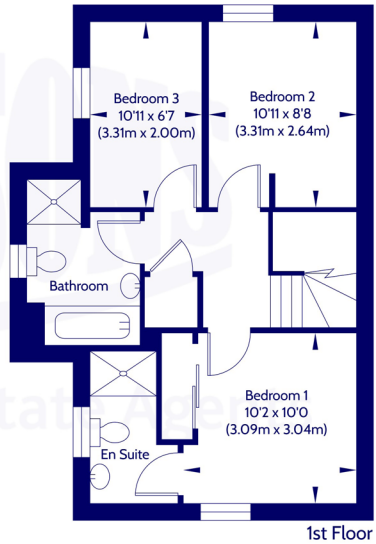
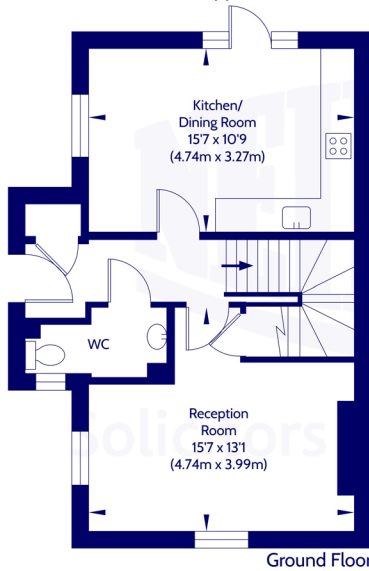
Location

Situated in the popular Mortonhall area of Edinburgh, Achnagarry Street forms part of the established Heritage Grange development. The location offers a good range of local amenities, with nearby Straiton Retail Park providing major retailers, supermarkets, and dining options. Further facilities can be found at Cameron Toll Shopping Centre and in nearby Morningside, which offers an excellent selection of cafés, bars, and specialist shops. Regular bus services ensure easy access to the city centre and surrounding districts, while the City Bypass offers convenient links to the wider motorway network. Schooling is well provided for at all levels, with a primary school located at the end of the road, and several highly regarded independent schools within easy reach. The area is also surrounded by green open spaces, including Mortonhall Golf Club, the Braid Hills, and the scenic woodland and walking trails of Mortonhall Estate.





Approx. Gross Internal Floor Area 88.18 Sq M / 949 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

