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227 Mountcastle Crescent

EDINBURGH, EH8 7SX



Three-bedroom semi-detached house with large corner plot, garage and private gardens



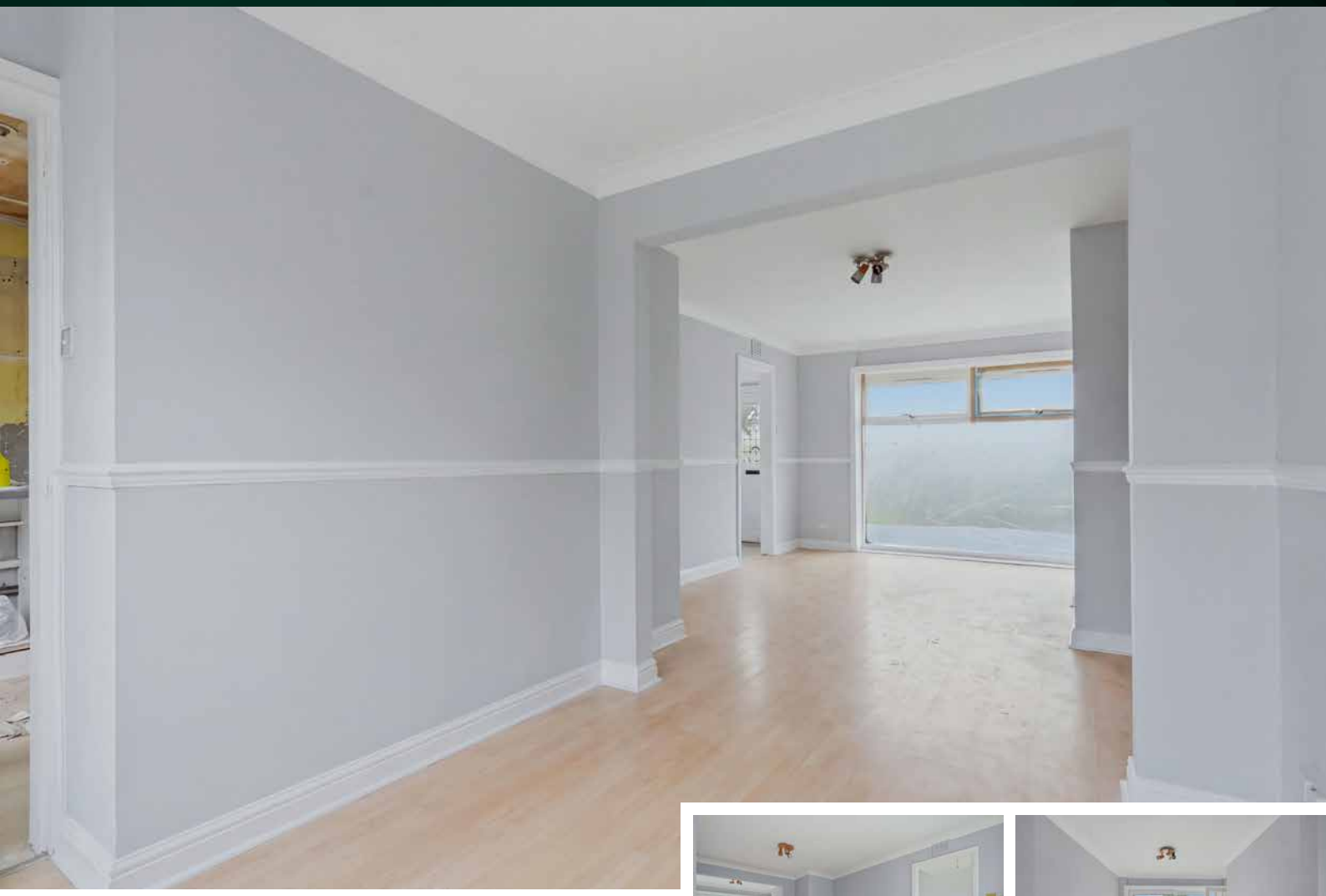
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Occupying a particularly generous corner plot, this three-bedroom semi-detached house offers spacious accommodation, excellent outdoor space and exciting potential for purchasers looking to create a home to their own specification. The property benefits from front, side and rear gardens, a separate single garage and a spacious open-plan living and dining area, making it an appealing prospect for families and those seeking additional outdoor space. While the kitchen requires renovation, the property offers an excellent opportunity to modernise and personalise this important area of the home.

THE LIVING ROOM & DINING AREA









The ground floor is centred around a spacious open-plan living and dining area, providing an excellent setting for both everyday family life and entertaining. The room benefits from an abundance of windows, allowing plenty of natural light to flow throughout, while a fireplace provides an attractive focal point. Sliding patio doors create a lovely connection between the interior and the rear garden.

THE KITCHEN





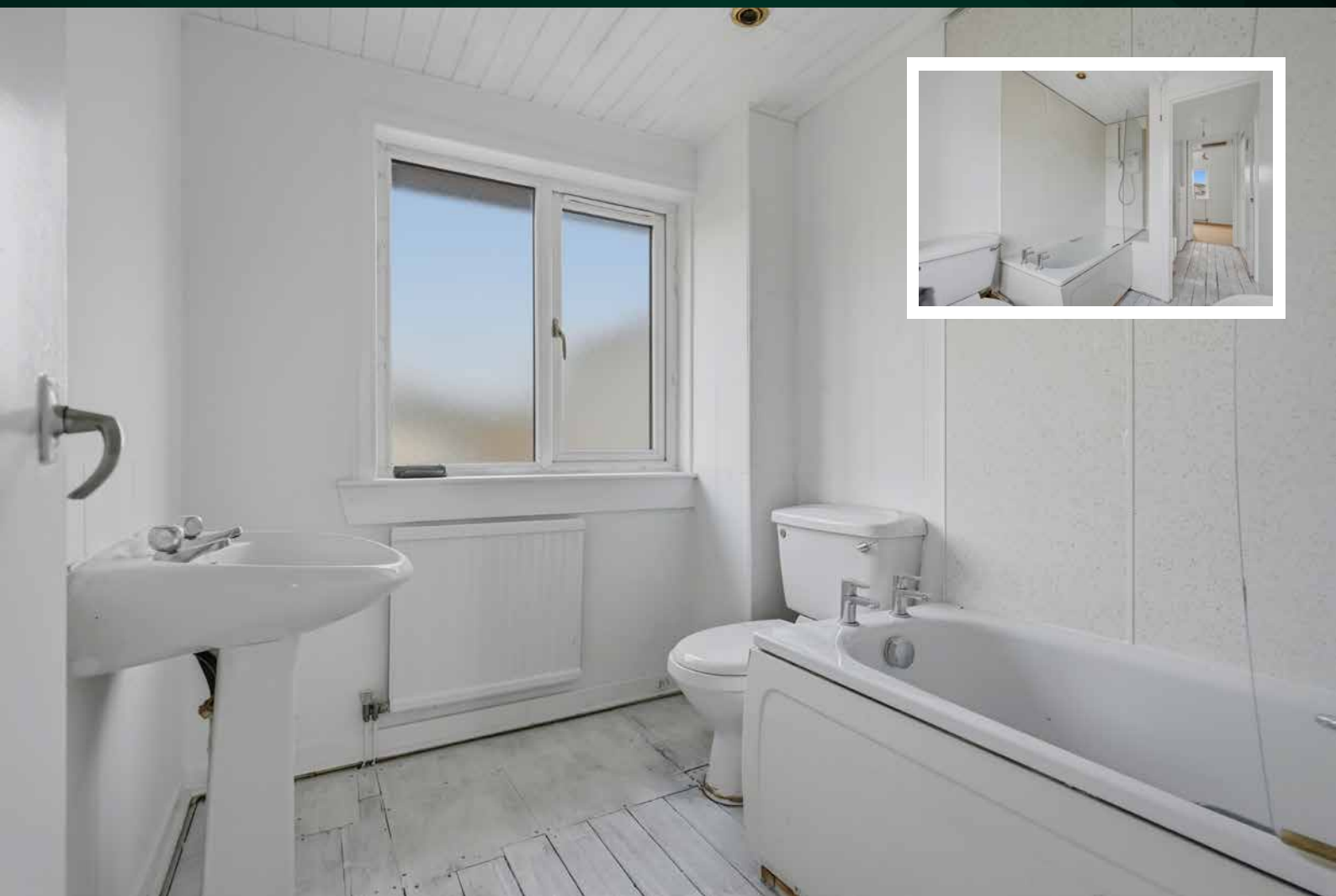
The living and dining area leads through to the kitchen, which has been partially removed and will require renovation. This presents an opportunity for prospective purchasers to design and install a kitchen suited to their own tastes and requirements, potentially creating a contemporary and highly functional space. A further external door provides convenient access directly to the rear garden.





On the upper floor, there are three spacious bedrooms. The bathroom benefits from a window, providing natural light and ventilation.

THE BATHROOM



BEDROOM 1





BEDROOM 2





BEDROOM 3





Externally, the property occupies an attractive and particularly generous corner position, with gardens extending to the front, side and rear. The additional side garden and plot position provide a notable amount of outdoor space, offering excellent scope for gardening, outdoor dining and family enjoyment. The property further benefits from a separate single garage, providing useful storage and secure parking.

Offering generous proportions, three well-sized bedrooms and an unusually spacious corner plot, this property represents an excellent opportunity for buyers looking to put their own stamp on a home with considerable potential.

EXTERNALS





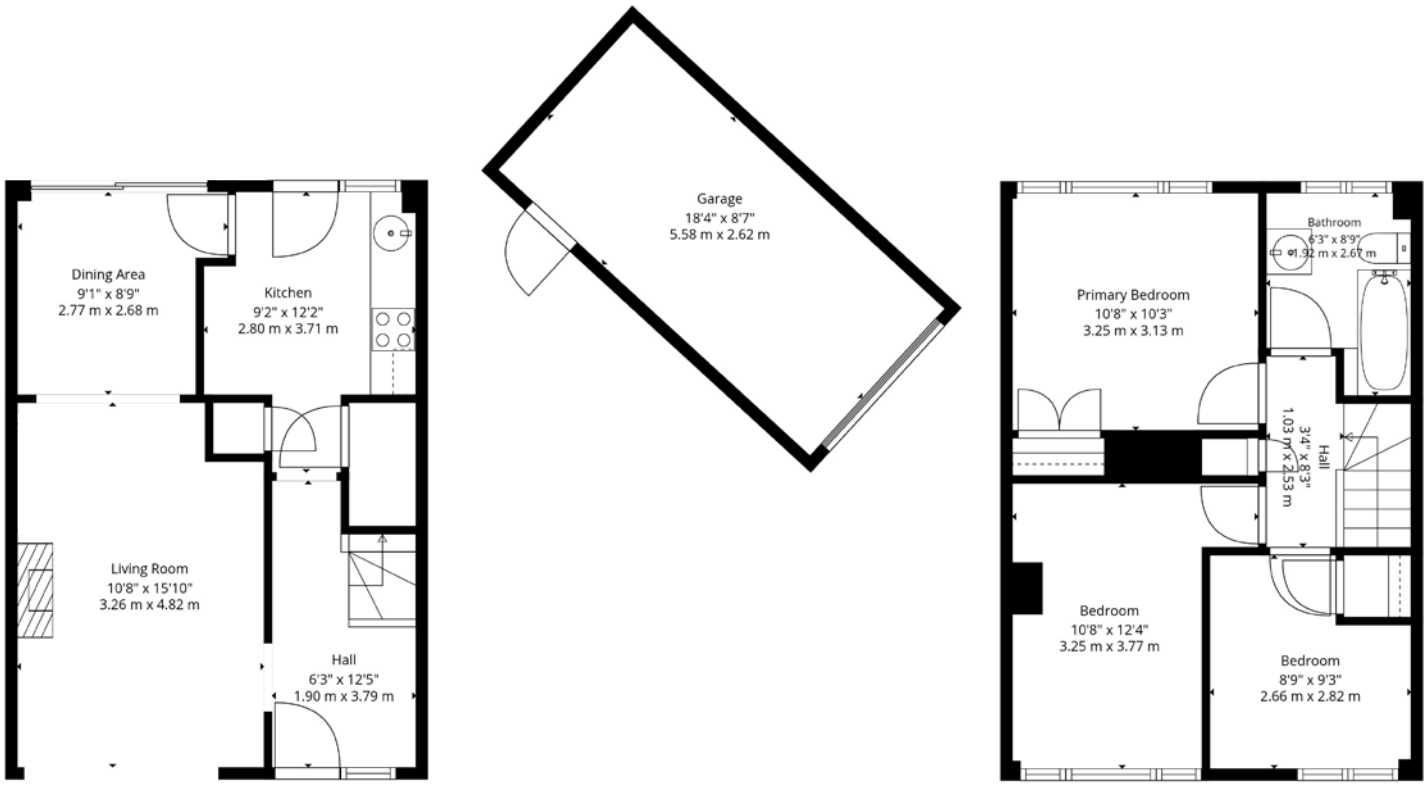






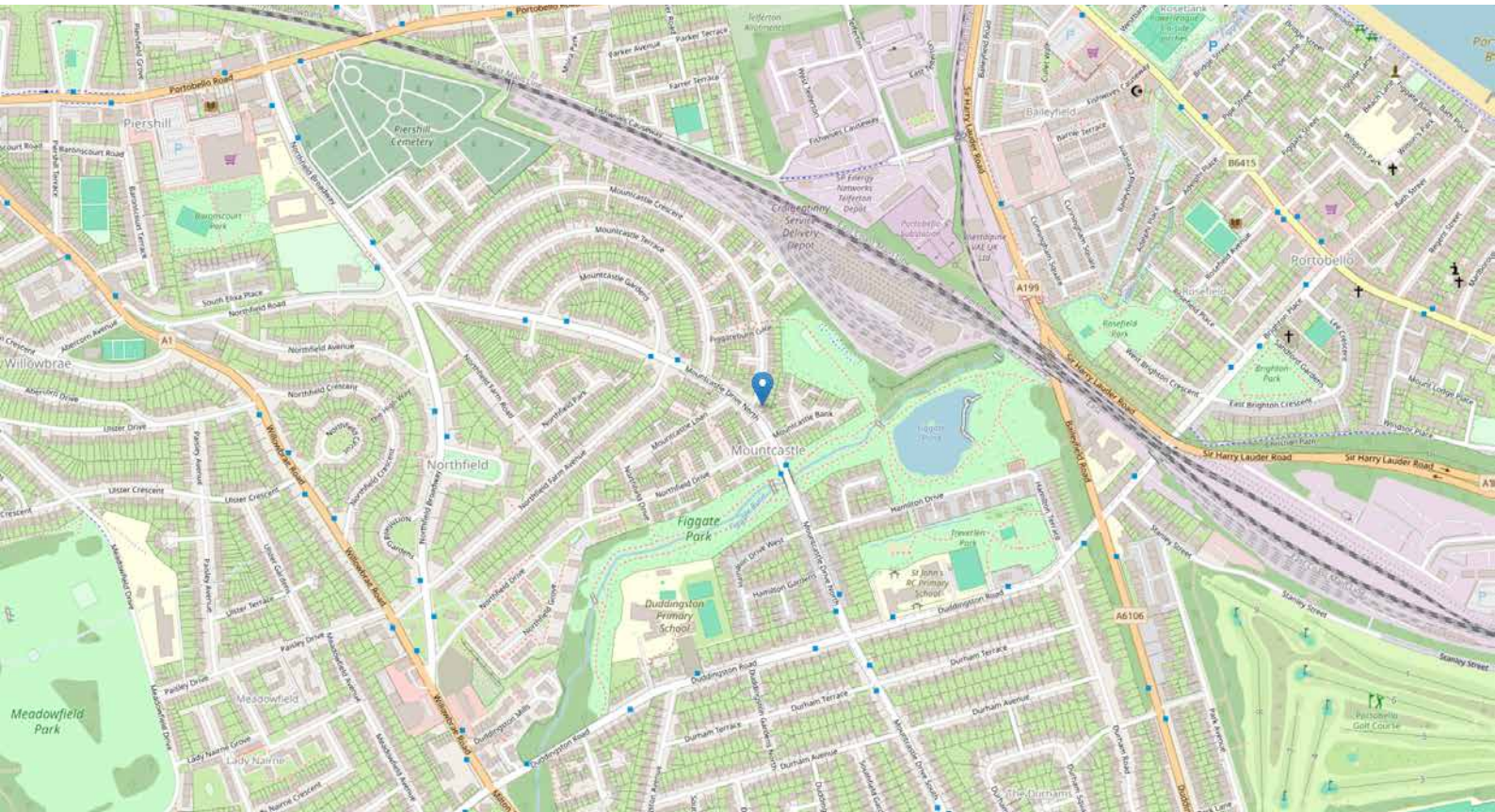


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 81m^2 | EPC Rating: D



THE LOCATION

Mountcastle Crescent is situated within the established residential area of Mountcastle in east Edinburgh, conveniently positioned between the city and the popular coastal suburb of Portobello. The area offers a good selection of everyday amenities, with local shops and supermarkets nearby and further shopping, restaurants, cafés and leisure facilities available along Portobello High Street. Portobello's beach and promenade provide an attractive destination for seaside walks, while nearby Figgate Park offers lovely green space, with a pond, wildlife, walking routes and play facilities. Fort Kinnaird provides an extensive range of retail outlets, restaurants and leisure facilities, including a cinema. Regular bus services connect the area with Edinburgh city centre and surrounding neighbourhoods, while Brunstane railway station offers an additional commuting option. The nearby City Bypass also provides convenient access to the wider road network.



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