Harper Macleod LLP
Estate Agents & Solicitors







Offers over £360,000

37 Mountcastle Terrace, Edinburgh, EH8 7SF

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Detached Three Bedroom Villa in Need of Modernisation
Private gardens, Large garage with Driveway Parking

Set within mature gardens, this detached 3-bedroom home would benefit from some modernisation but offers versatile living space over two floors with lovely views, private gardens and a large garage with driveway parking.

Entrance Hall; Living Room; Dining Room; Dining Kitchen; Study/Bedroom; Two First Floor Bedrooms; Bathroom; Gas Central Heating; Large Detached Garage; Off-Street Driveway Parking; Mature Garden.

ACCOMMODATION (WIDEST POINTS)

Living Room	16'2" x 12'9" (4.93 x 3.89)
Dining Room	10'5" x 9'10" (3.18 x 3.00)
Kitchen	15'10" x 9'10" (4.85 x 3.02)
Study/Bedroom	9'8" x8'2" (2.95 x2.51)
Bedroom 1	13'5" x 10'9" (4.09 x 3.30)
Bedroom 2	12'0" x 8'7" (3.68 x 2.62)

LOCATION

Mountcastle Terrace is a residential crescent situated in Mountcastle, to the east of Edinburgh, close to Portobello. Local shops and takeaways can be found nearby on Portobello Road, whilst the fashionable cafes, bars and independent stores of Portobello High Street are within easy reach. There is a selection of supermarkets nearby, on Portobello High Street and Morrisons on Portobello Road. Craigen tinny Golf Course is just moments away and the promenade offers a bracing walk to the popular sandy beach at Portobello. The property is in a good school catchment area, The Royal High Primary is close by as are other good primary and secondary schools.

Holyrood Park and Arthur's Seat are not too far away and offer a pleasant escape from city life. Regular buses run along Mountcastle Drive North offering links into the city centre and Leith, whilst the motorist can use Seafield Road to gain rapid access to the A1 and City Bypass.

EXTRAS

White Goods Included in the Sale

EPC RATING

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VIEWING

By appointment only, please Telephone: 0131 554 6244





















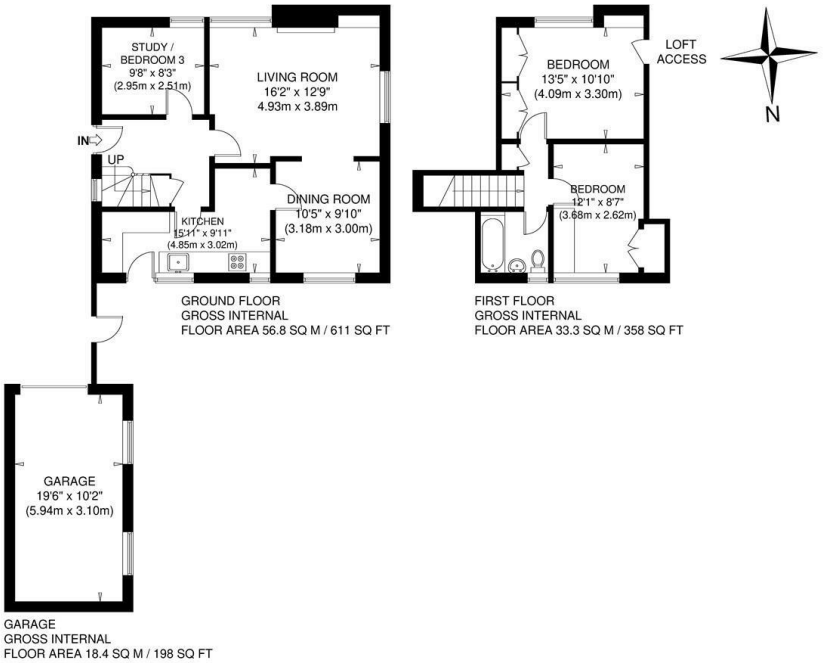

MOUNTCASTLE TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 90.1 SQ M / 970 SQ FT
GARAGE = 18.4 SQ M / 198 SQ FT
TOTAL = 108.5 SQ M / 1168 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.