










Offers Over

**£270,000**

## 95 Mountcastle Terrace

Mountcastle | Edinburgh | EH8 7SG

A rare opportunity to purchase this unique and spacious double upper villa forming part of a detached building, with garage, private front and rear gardens and enjoying far reaching views to Arthur's Seat and the Pentland Hills.

-  4 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private front and rear gardens
-  Garage & driveway
-  EPC Rating – C
-  Council Tax Band – E



## Description

This bright and exceptionally spacious double upper villa offers excellent family accommodation in the popular suburb of Mountcastle, to the east of Edinburgh city centre. Offering generous and flexible space the property is offered to the market in move-in condition with fresh décor and new carpets and flooring throughout. The accommodation is entered at ground level where the front door opens to an entrance vestibule with stairs leading to the first floor, a large central hallway offers ample storage space and leads to the spacious reception room which has a feature fireplace and large picture window and offers ample space for both living and dining furniture. The bright kitchen is to the rear and has been recently upgraded with new doors, worksurfaces and window with the appliances included in the sale. There are four spacious double bedrooms, three which have built in wardrobes, and there is a modern family bathroom with attractive ceramic tiling and over-bath shower. Ample storage space is provided throughout the home with the added benefit of a large walk-in attic on the second floor which offers potential for conversion to further living space subject to the usual planning and consents. Further benefits on offer include full modern double glazing and gas central heating.



## Extras

The white goods in the kitchen, new fitted floor coverings and light fittings are to be included in the sale.

## Gardens, Garage & Drive

The property benefits from private gardens to both the front and rear. The enclosed rear garden offers ideal clothes drying space and is accessed to the rear of the garage. The large and enclosed front garden and driveway has a good-sized lawn area and a paved driveway which leads to the garage. The single garage has up and over door, power and light and has the shelving units included in the sale.

## Virtual Staging

This property has been subject to virtual staging to show the effect of furnishing the property. It should be noted that this property is currently empty as per the "before" images which have also been uploaded for perusal.

## Viewing

By appointment through Neilsons on 0131 625 2222





## Location

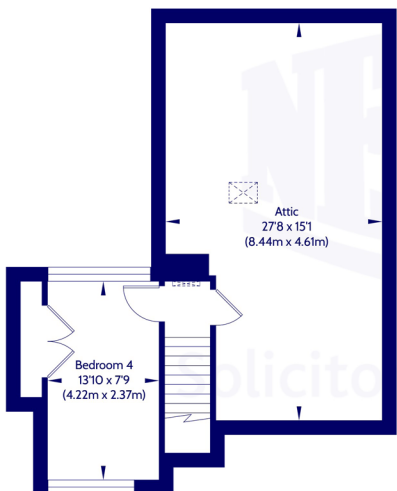
The property is located on a peaceful residential street in the popular and established suburb of Mountcastle, which lies approximately 2.5 miles east of Edinburgh City Centre and neighbours Edinburgh's popular seaside district of Portobello. The area is popular with families and offers highly regarded local schools from nursery to secondary level. Local shops provide for day to day needs within easy walking distance of this property, with a wide choice of supermarkets within a short drive, including Fort Kinnaird Retail Park which offers a wide range of high street named shops and superstores. Ample sporting and recreational facilities can be found in the area including the new international standard Meadowbank Sports Centre and the delightful Figgate Park which hosts a weekly Parkrun. Local bus services provide swift access to the city centre and surrounding areas, and by car the A1 and city bypass are within easy reach.



Approx. Internal Area 98.48 Sq M / 1061 Sq Ft.

Not to scale. For identification only.

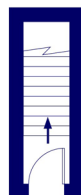
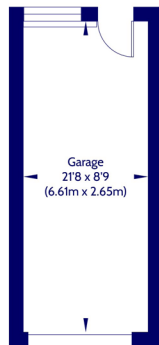
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Second Floor



First Floor



Ground Floor

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.



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