



BANNERMANBURKE

PROPERTIES LIMITED



44 Mountcastle Drive North, Edinburgh, EH8 7SW

Offers In The Region Of £275,000



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- VESTIBULE ■ LIVING ROOM ■ KITCHEN ■ SHOWER ROOM ■ THREE BEDROOMS ■ FRONT, SIDE AND REAR GARDENS ■ GAS CH/DOUBLE GLAZING ■ GARDEN SHED ■ DRIVEWAY ■ EPC RATING D

We are delighted to bring to market this end of terrace three bedroom property, which not only benefits from off street parking but also has the added advantage of having a front, side and rear garden. In need of a degree of modernisation, this property would make an ideal family home, first time buy or investment opportunity. Located in a popular residential area, and on a good bus route, the city centre and all local amenities are easily accessible. The property benefits from gas central heating and double glazing.

Edinburgh

Edinburgh, which was recently top of the best places to live in the UK, has a wealth of history. This beautiful city is home to the acclaimed annual International Festival, its Fringe and Military Tattoo. It has a rich cultural life with Theatres, Art Galleries, Concert Halls, Cinemas, and Libraries. There is an excellent wide range of shopping for all budgets and a huge choice of restaurants, bars and bistros. Recreation is well-served with regular international rugby matches, football, tennis and golf facilities with a dry ski slope at Hillend. Four Universities, Colleges of Further Education, prestigious private and excellent Local Authority schools contribute to a thriving education sector. A large choice of parks, open spaces, the Forth seashore and Pentland Hills are augmented by Edinburgh's well-loved Botanical Gardens, nearby at Inverleith. Edinburgh is served by an excellent bus and tram service.

Portobello is a charming seaside suburb with two miles of sand which draws large crowds in good weather and along with the promenade, hosts a number of popular events, including the annual Big Beach Busk, international volleyball competitions and triathlons. The property location itself is ideal for commuting to the city centre with a regular bus service virtually on your doorstep.

Travel (approx distances)

Portobello Promenade 1.1 miles
Edinburgh Castle 3 miles
Edinburgh Airport 17 miles
Leith 2.9 miles

Glasgow 53 miles
St Andrews 65 miles

The Property

Entered from the front via a UPVC door into the entrance vestibule which provides access to the living room and carpeted staircase to the upper level. The living room is located to the front of the property with a lovely double glazed bay window overlooking the front garden. Good sized bright room with access to the kitchen and downstairs bedroom. The main focal point of the room is the wall mounted gas fire. Access from here to the kitchen, which is located to the rear of the property with double glazed window and a double glazed door providing access to the rear garden. Floor and wall mounted units with laminate work tops and tiling to splashback areas. Space and plumbing for a washing machine and space for gas cooker. There is also a pantry within the kitchen which provides additional storage and also houses the new combination gas boiler.

The upper landing provides access to two double bedrooms and bathroom and has an access hatch to the roof space which provides additional storage. Double glazed window to the side provides good light to the staircase and landing area. The family bathroom consists of a 3pc suite of wash hand basin set in vanity furniture, WC and corner shower enclosure with electric shower. The master bedroom is located to the front of the property and benefits from built-in double wardrobe with sliding doors. The second double bedroom is to the rear of the property with lovely views over the rear garden.

Room Sizes

Living Room 3.23 x 4.93
Kitchen 1.97 x 2.70
Bedroom 2.68 x 2.42
Bathroom 1.82 x 1.853
Bedroom 2.52 x 3.73
Master bedroom 3.43 x 4.53

Externally

Being an end terraced property, no. 44 benefits from front, side and rear gardens with a driveway for off street parking. There is also a rear patio, clothes drying facilities and garden shed. The garden is bounded by well tended hedge and fencing with double gate to driveway.

Directions

Travelling North on the A1, turn left onto Duddingston Crescent/Milton towards Magdalene Drive. Turn right onto Mountcastle Drive South and continue forward onto Mountcastle Drive North.

Sales and Other Information

Fittings and Fixtures

All carpets, floor coverings and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.



Offers:

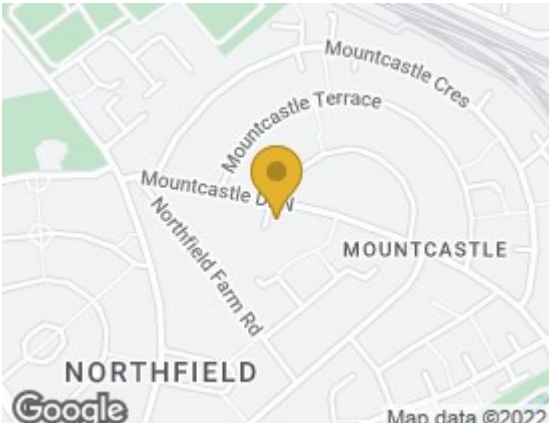
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

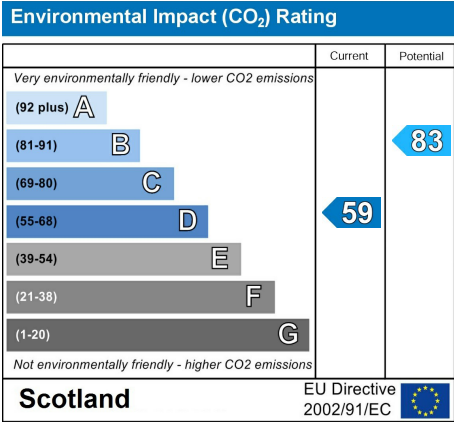
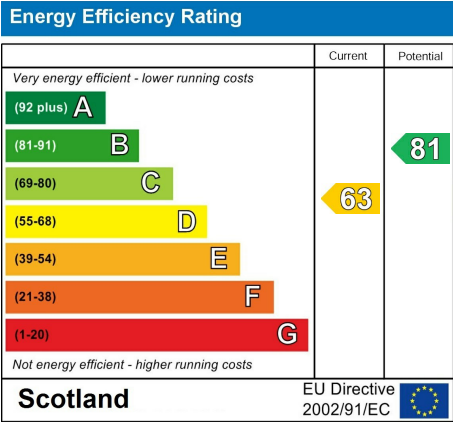
Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

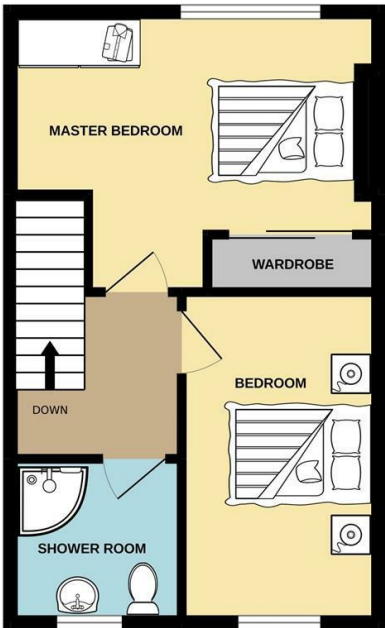
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GROUND FLOOR



1ST FLOOR



44 MOUNTCASTLE DRIVE NORTH, EDINBURGH

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