



HUNTERS
RESIDENTIAL



Edinburgh

3 Mountcastle Drive South, EH15 1QD




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Fixed Price £499,000

Viewing: By appointment through agents on 0131 467 8888

Hunters are pleased to bring to the market this superbly presented and fantastically extended detached villa which has a superb corner plot location set within a highly popular residential area close to all local amenities and superbly placed for the commuter. The accommodation, which will appeal mainly to the family buyer, comprises; spacious bay windowed lounge, sitting room, dining room with ample space for dining furniture, kitchen with appliances, bright and sunny conservatory, four double bedrooms, bedroom five/study, bathroom with three piece suite, shower room, w.c. The property benefits from gas central heating and is fully double glazed and externally the property has access to private gardens to the front, side and rear as well as a garage for private off street parking. All in all an excellent property for which Hunters would recommend early viewing.

- Entrance vestibule
 - Spacious bay windowed lounge
 - Sitting room
 - Dining room and kitchen with appliances
 - Conservatory
 - Four double bedrooms
 - Bedroom five/study
 - Bathroom with separate shower room and separate w.c.
 - Gas central heating and double glazing
 - Private gardens to the front, side and rear as well as garage for off street parking
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LOCATION

The Mountcastle area is a very popular residential district located to the south east of the City Centre. The local area has a thriving community and the property is well placed for all local amenities that the area has to offer. There is a good selection of local shop and retail outlets including a Morrison's food store, Meadowbank Retail Park and Fort Kinnaird Retail Park and an Asda hypermarket which are a short distance away. There are well respected primary and secondary schools including Duddingston and St Johns R. C. Primary and Portobello High, Holyrood High School. There are numerous parks in the area with the City Centre including Edinburgh's famous landmarks including Arthur's Seat and Holyrood Palace. Meadowbank Stadium and Sports Complex are also close by. There is public transport which provides ease of commuting in and around the surrounding areas in the City Centre and Princes Street. It is also reasonably straight forward to gain access to the A1, A720 City Bypass making this an ideal commuting base to the M8, M9 and Edinburgh International Airport.

ACCOMMODATION

LOUNGE	20'6" x 12'11" (including bay window) (6.2m x 3.9m)
KITCHEN	5'8" x 20'0" (1.7m x 6.2m)
DINING ROOM	13'0" x 17'11" (3.9m x 5.4m)
CONSERVATORY	11'5" x 10'2" (3.5m x 3.1m)
SITTING ROOM	15'2" x 13'1" (4.6m x 4.0m)
BEDROOM ONE	11'8" x 11'5" (3.5m x 3.4m)
BEDROOM TWO	11'5" x 11'9" (3.4m x 3.5m)
BEDROOM THREE	11'4" x 9'0" (3.4m x 2.7m)
BEDROOM FOUR	11'6" x 9'2" (3.5m x 2.8m)
BEDROOM FIVE/STUDY	8'1" x 7'9" (2.9m x 2.4)
BATHROOM	10'5" x 7'0" (3.1m x 2.1m)
SHOWER ROOM	
W.C.	

NOTE

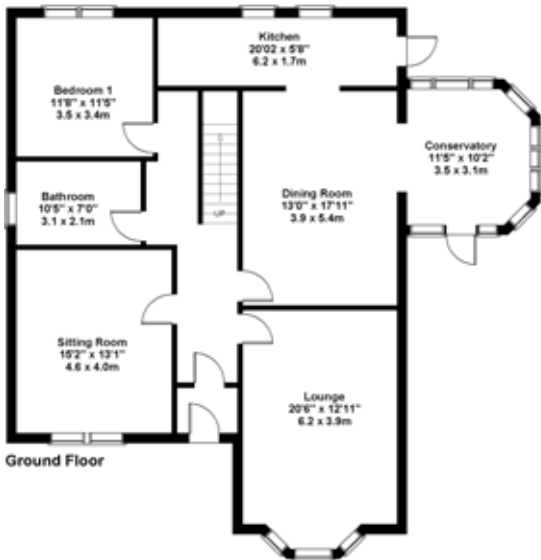
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Local Amenities

- Airport – Approx 9.3 miles
- Train station – Approx 2.5 miles
- Public Transport – Approx 50 yards
- Council Tax – Band G



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls doors windows fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor PotterPlans
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