

5 Catchilraw Drive

MORTONHALL, EDINBURGH, EH17 8GE



Superb four-bedroom detached house which is offered to the market in excellent internal condition



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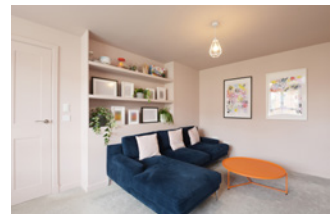


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McEwan Fraser is delighted to present this superb four-bedroom detached house which is offered to the market in excellent internal condition. The property forms part of a sought-after modern development built by David Wilson Homes. This a factored and well-maintained development that offers an ideal environment for young families. The property will enjoy the remainder of its NHBC structural warranty offering a new owner that extra peace of mind.

THE LIVING ROOM

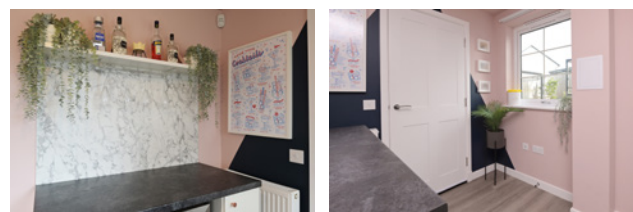


Upon entering the property you find a bright and welcoming hallway that has an elegant feel and gives the first indication of the quality on offer throughout the property. The hallway has bespoke storage under the stairs and a cloakroom with WC. The generous main living room is on your right. Bright and spacious, the living room has bespoke shelving and a media unit.

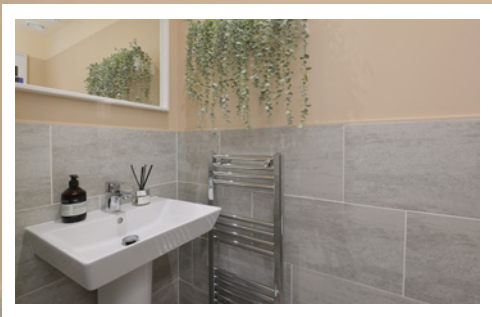
THE KITCHEN



The generous kitchen overlooks the rear garden and has French doors opening to a rear deck and a landscaped garden. The kitchen enjoys a range of base and wall-mounted units that include integrated appliances and provide plenty of prep and storage space for the aspiring chef. Further storage and laundry facilities are in an attached utility room. The current owners have opted for a free-standing island which seats 6 rather than a traditional dining table. This can be easily removed if desired.



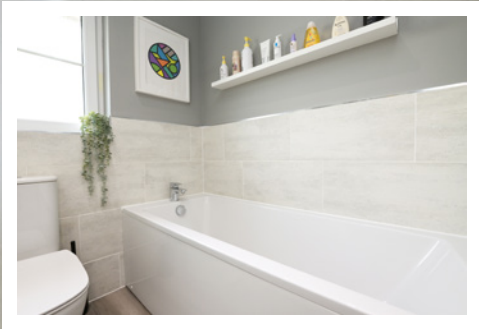
THE UTILITY & WC



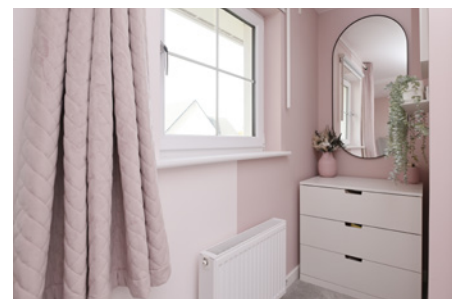
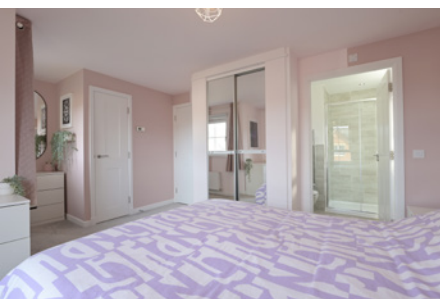


Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a beautiful double bedroom with an integrated wardrobe, en-suite shower room, and plenty of space for additional freestanding bedroom furniture. Bedrooms two and three overlook the rear garden and bedroom three also include integrated wardrobes. Bedroom four is a final double bedroom which is currently utilised as a superb home office. Internal accommodation is completed by a stylish family bathroom which boasts contemporary tiling, a three-piece white suite, and a separate mains shower.

THE BATHROOM



BEDROOM 1



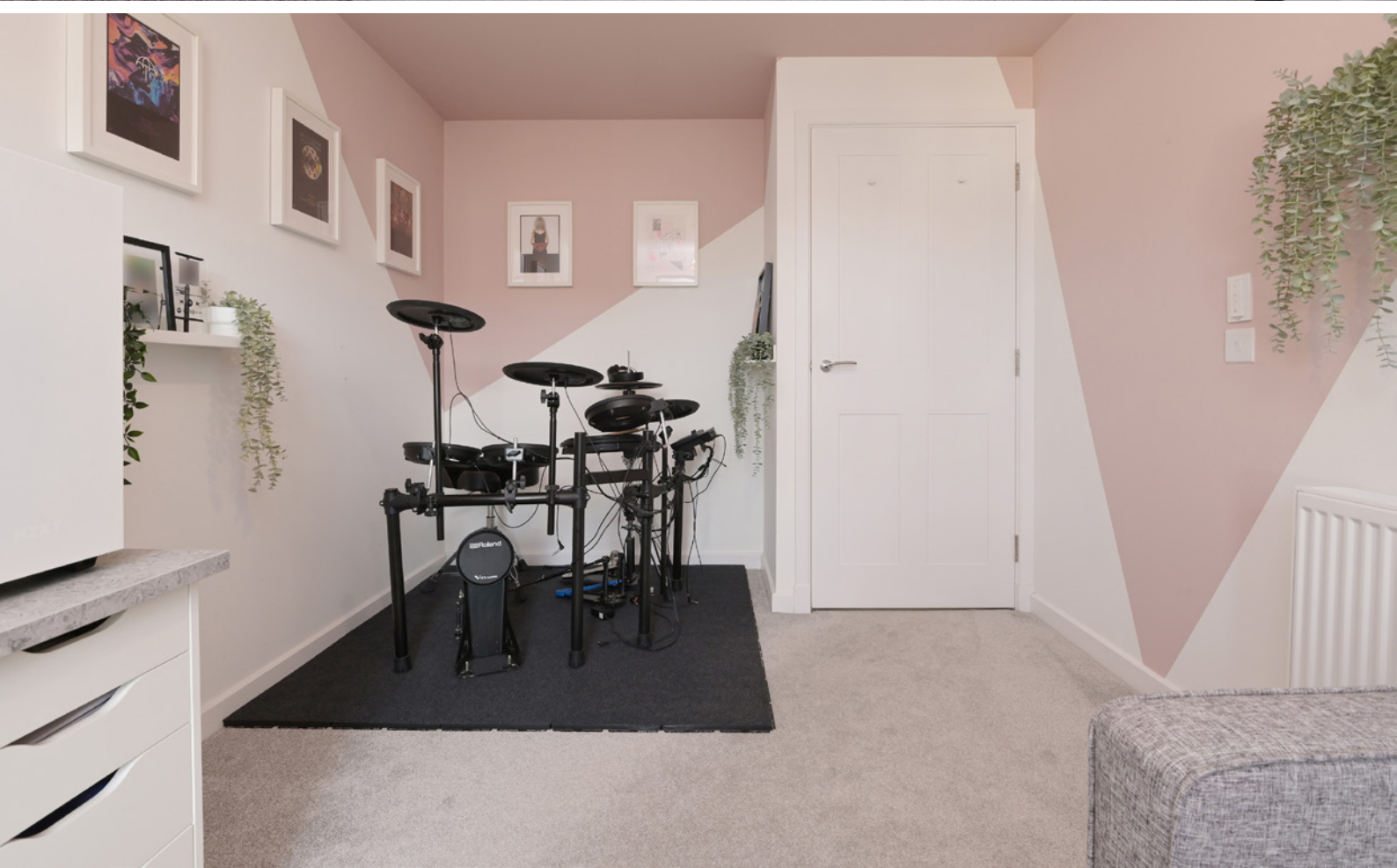
BEDROOM 2



BEDROOM 3



BEDROOM 4



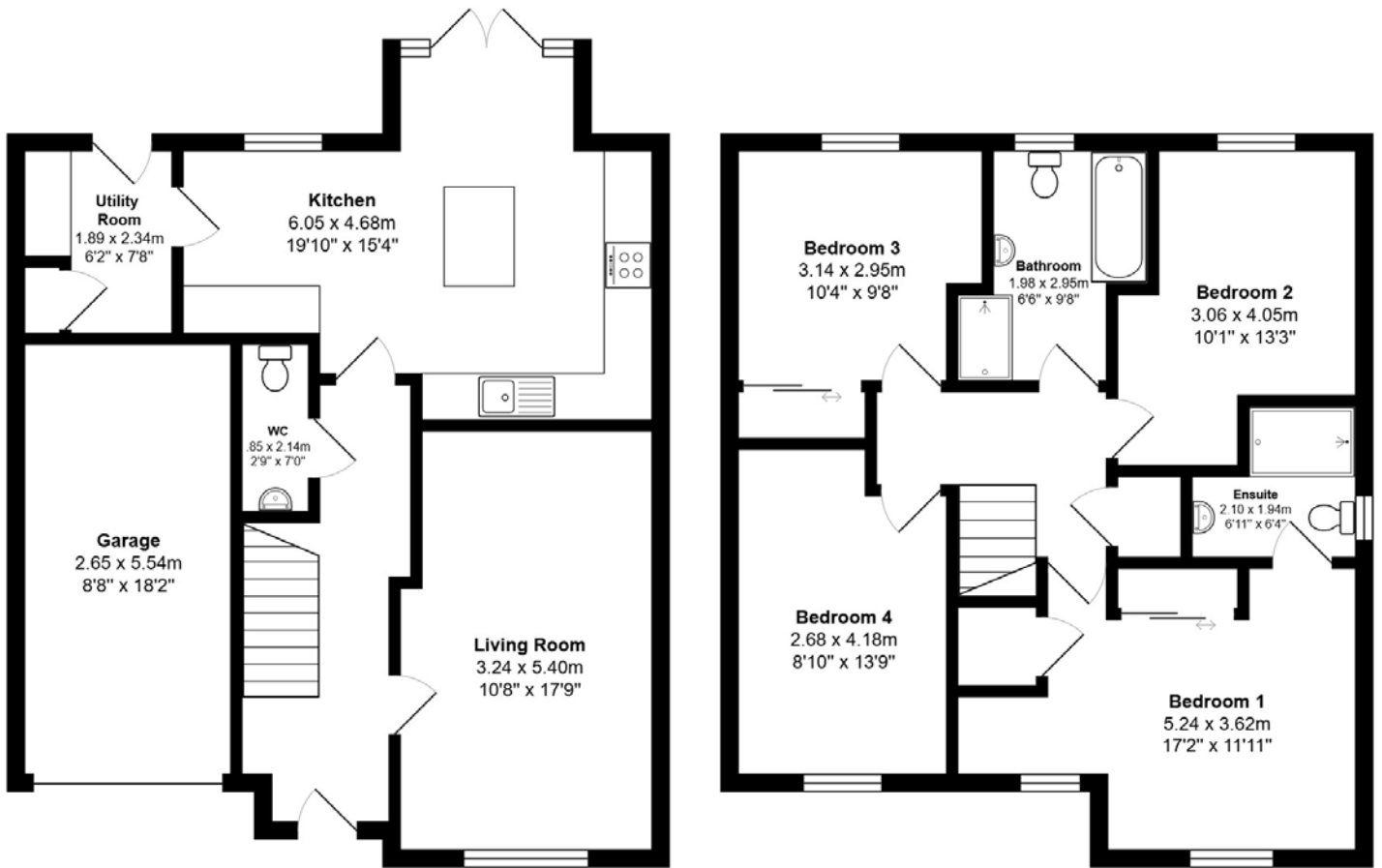
Externally, the property is equally impressive. A driveway leads to an integral garage that offers convenient parking or additional storage space. The front garden is laid to lawn in keeping with neighbouring properties and the rear garden has been extensively landscaped and is perfect for entertaining.

This is a beautiful house and internal viewing will be essential to appreciate the quality on offer within.

EXTERNALS

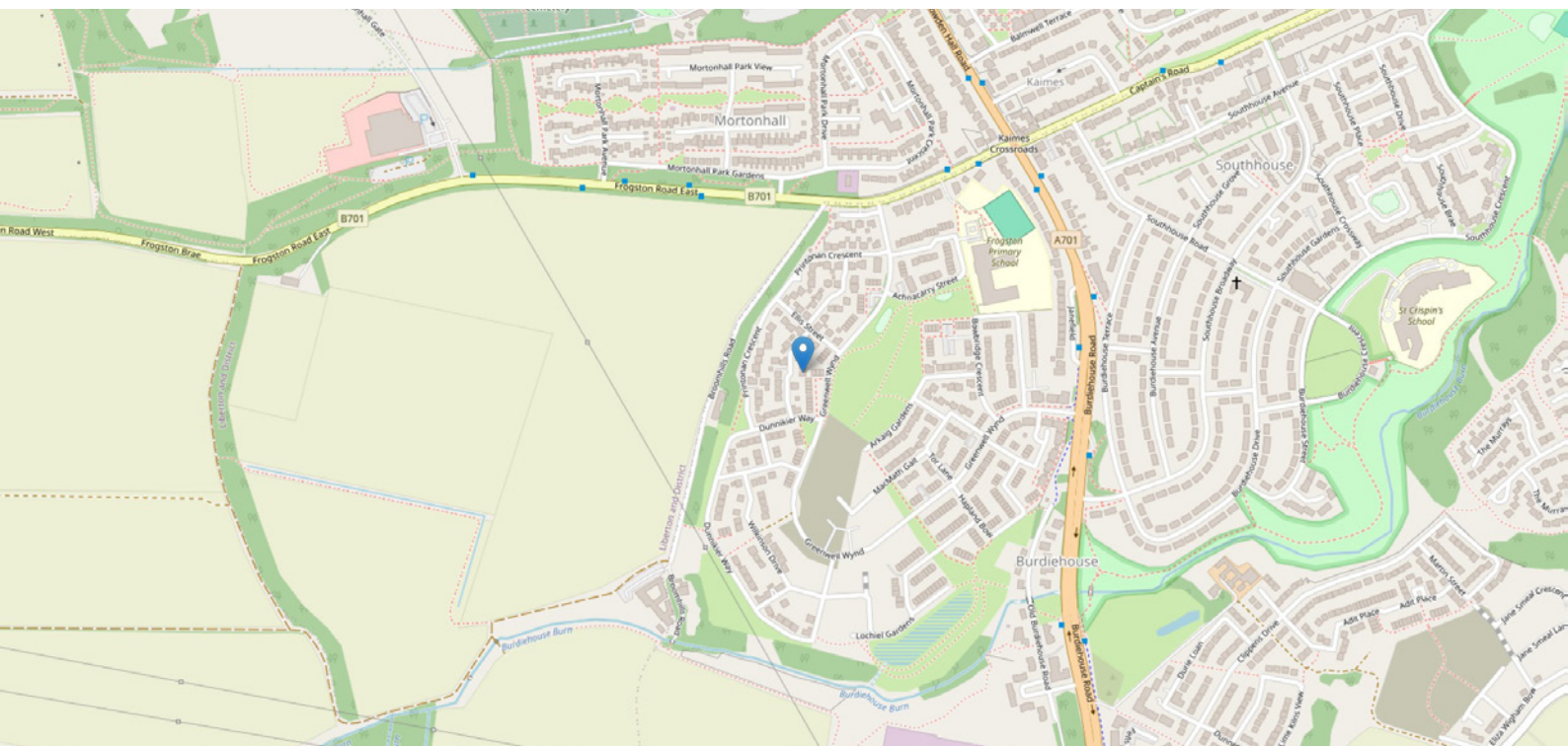


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 128m² | EPC Rating: B



THE LOCATION

Mortonhall, located in the southwest of Edinburgh between Fairmilehead and Gilmerton and to the south of Liberton and the Braid Hills, is a residential area known for its peaceful atmosphere and convenient access to essential amenities. Catchilraw Drive is part of popular development by David Wilson Homes and features well-maintained streets and green spaces that create a pleasant living environment for residents.





The Braid Hills are a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park lies around one mile away, offering a range of outdoor pursuits, including Scotland's largest artificial ski slope, whilst the nearby Mortonhall Estate has numerous walks and countryside opportunities, along with an excellent garden centre. Local shops, supermarkets, and dining options cater to everyday needs, while healthcare facilities and recreational amenities such as golf courses are available within easy reach. Schooling is also well represented from nursery to senior level, with the new Frogston Primary School only a few minutes walk from the property. Further amenities can be found at the Cameron Toll Shopping Centre and Straiton Retail Park. Mortonhall boasts a strong sense of community, with local events, clubs, and organisations contributing to a vibrant neighbourhood atmosphere. Residents can engage in various community activities and initiatives, fostering connections and a sense of belonging within the area.

The area enjoys good transport links, with bus services running along main routes, providing connections to Edinburgh city centre and surrounding areas. Nearby roadways, including the A702 and A720 Edinburgh City Bypass, offer convenient access for commuters travelling by car.




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