

14 Macmath Gait

MORTONHALL, EDINBURGH, EH17 8WJ



Generously proportioned four-bedroom detached house in Edinburgh's popular area of Mortonhall



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McEwan Fraser Legal is delighted to present this four-bedroom detached family house in Edinburgh's popular Mortonhall area.

THE LIVING ROOM

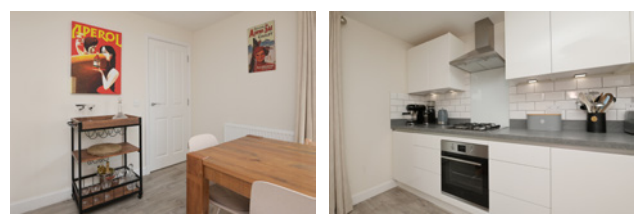


Inside, the property comprises a spacious living area with various possibilities for furniture arrangements.

THE KITCHEN/DINER



The fully equipped, upgraded kitchen providing access to the private rear garden and offers plenty of space for dining furniture. The kitchen is fitted with a four-ring gas hob, fan oven and fully integrated white goods appliances.



THE UTILITY & WC



Additionally, there is access to the utility room and WC.



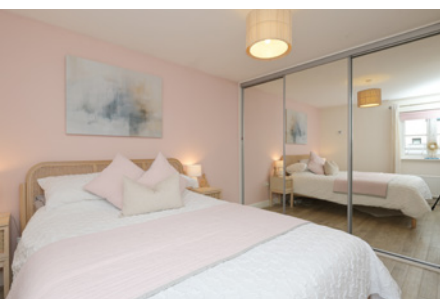


The property boasts four bedrooms, which range in size but are all double bedrooms. The master bedroom is fitted with built-in storage and en-suite facilities. There is one main family bathroom on the first floor, which is fitted with a three-piece bath suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

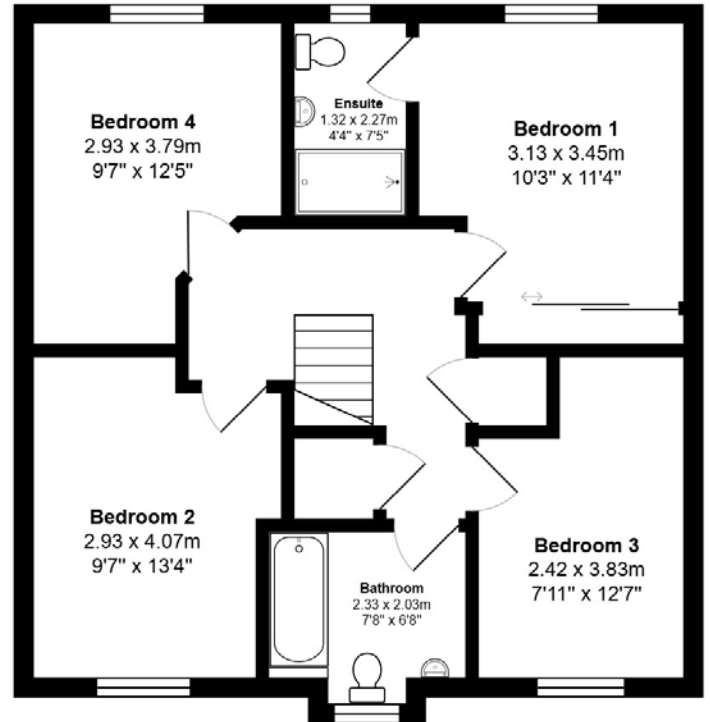
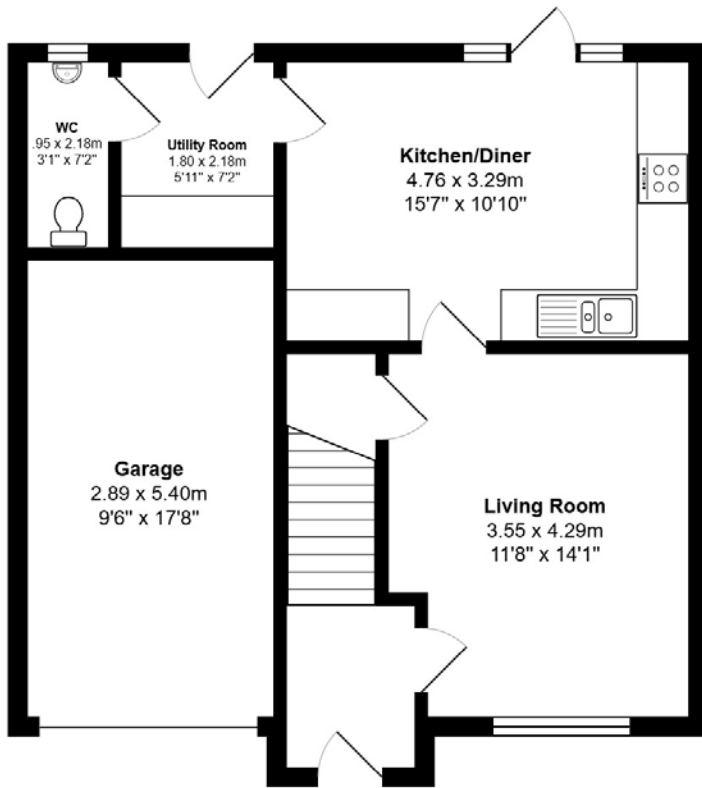


In addition, the property benefits from Amtico flooring throughout the ground floor, upgraded kitchen units and upgraded bathroom tiling and further includes a floored attic with Ramsay ladder, double drive and single garage, private front and back gardens which are well maintained. The house has gas central heating and double-glazed windows, making for a cosy, cost-effective home, year-round.

EXTERNALS

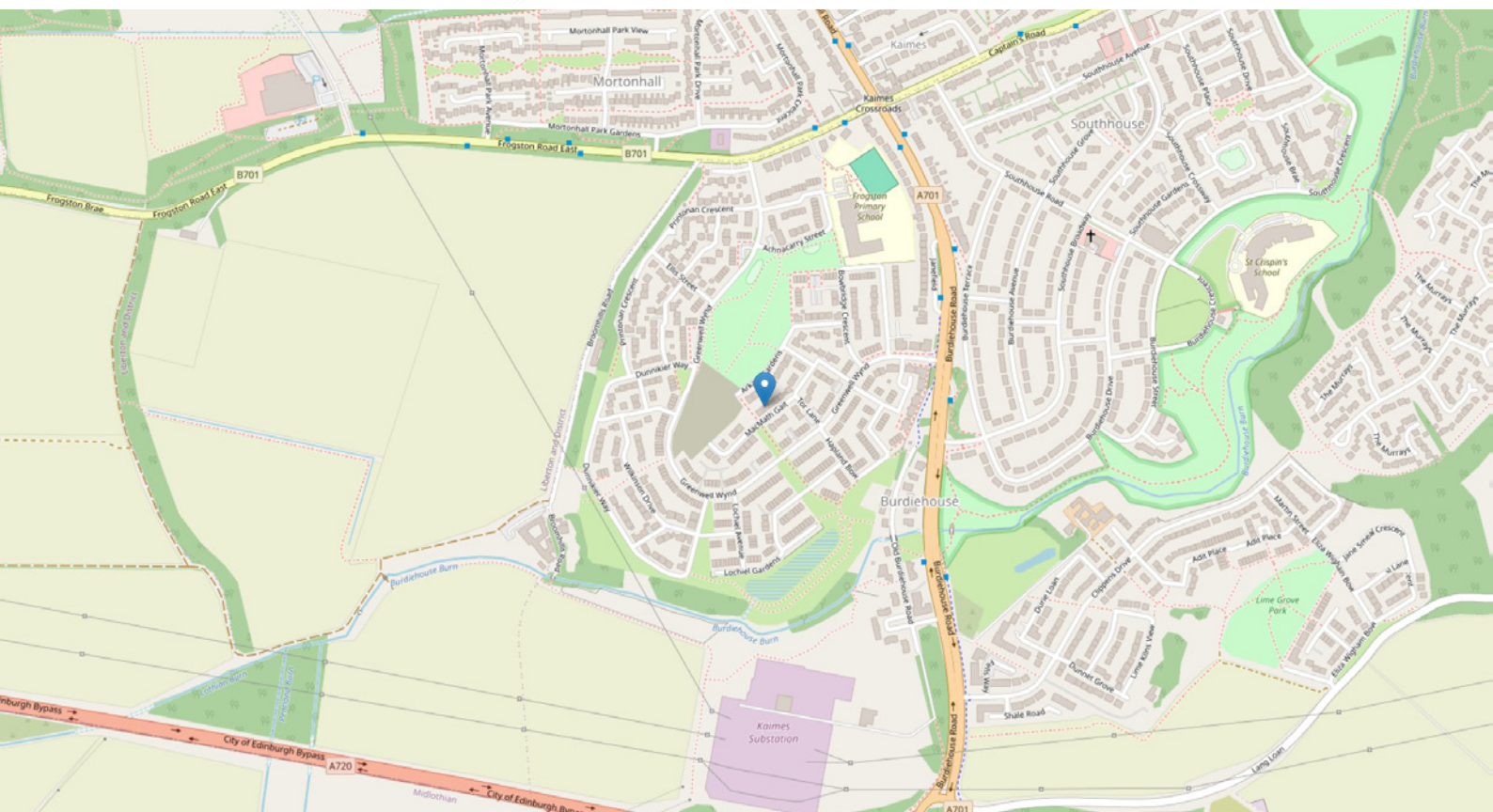


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: B



THE LOCATION

Mortonhall is a peaceful and well-established residential area situated in the south of Edinburgh, nestled between the neighbouring suburbs of Liberton, Fairmilehead, and Gilmerton. Known for its leafy surroundings and a relaxed, semi-rural feel, Mortonhall offers a tranquil lifestyle while still being within easy reach of the city centre.





The area benefits from a strong sense of community and is particularly appealing to those who value green space. Mortonhall borders the Braid Hills and Pentland Hills Regional Park, both of which offer miles of walking, running, and cycling routes with spectacular views over Edinburgh and beyond. For golfing enthusiasts, Mortonhall Golf Club, one of the oldest in the city, provides a beautiful parkland course with panoramic views, while Braid Hills Golf Course and Liberton Golf Club are also close by.

Mortonhall offers good access to a wide range of amenities. A short drive or bus ride takes you to Cameron Toll Shopping Centre, where you'll find supermarkets, cafés, and retail outlets. Additional shopping and services are available in nearby Morningside, Comiston, and Liberton.



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