

11 Mountcastle Drive South

DUDDINGSTON, EDINBURGH, EH15 1QA



*SPACIOUS THREE BEDROOM
DETACHED CONVERTED BUNGALOW*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this spacious three-bedroom recently renovated detached converted bungalow, perfect for a family or couple downsizing.

Inside, the property comprises a fully equipped kitchen which is situated in the open plan kitchen/ dining area and flooded with natural light, forming part of an extension. The kitchen is fitted to a high standard with an induction hob, fan oven, and fridge freezer. The kitchen leads out onto the decking area of the landscaped garden.







There is one main lounge in the house with the addition of bedroom three on the ground floor which is a flexible space. The lounge is fitted with wood burning stove and shutters whilst offering various possibilities for furniture arrangements.

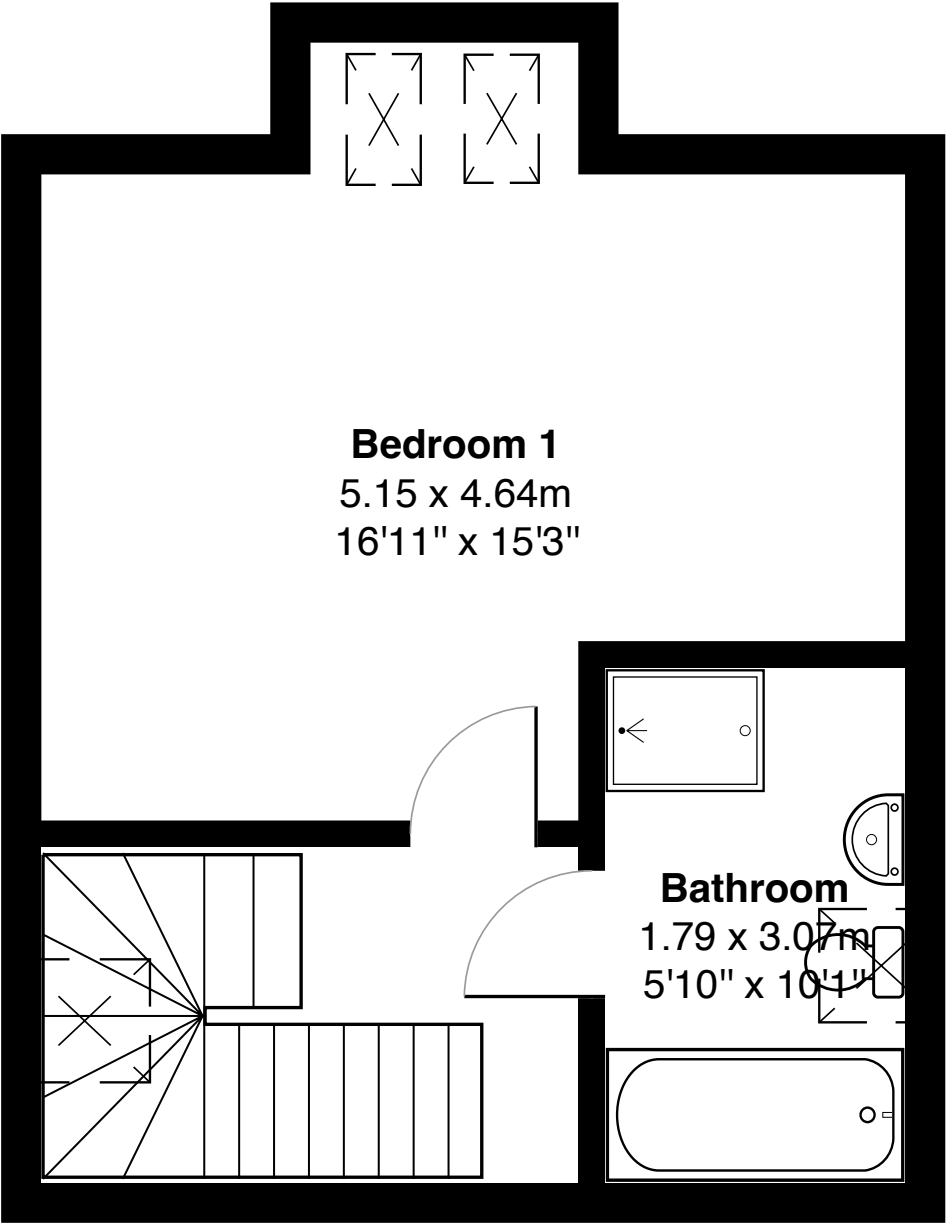
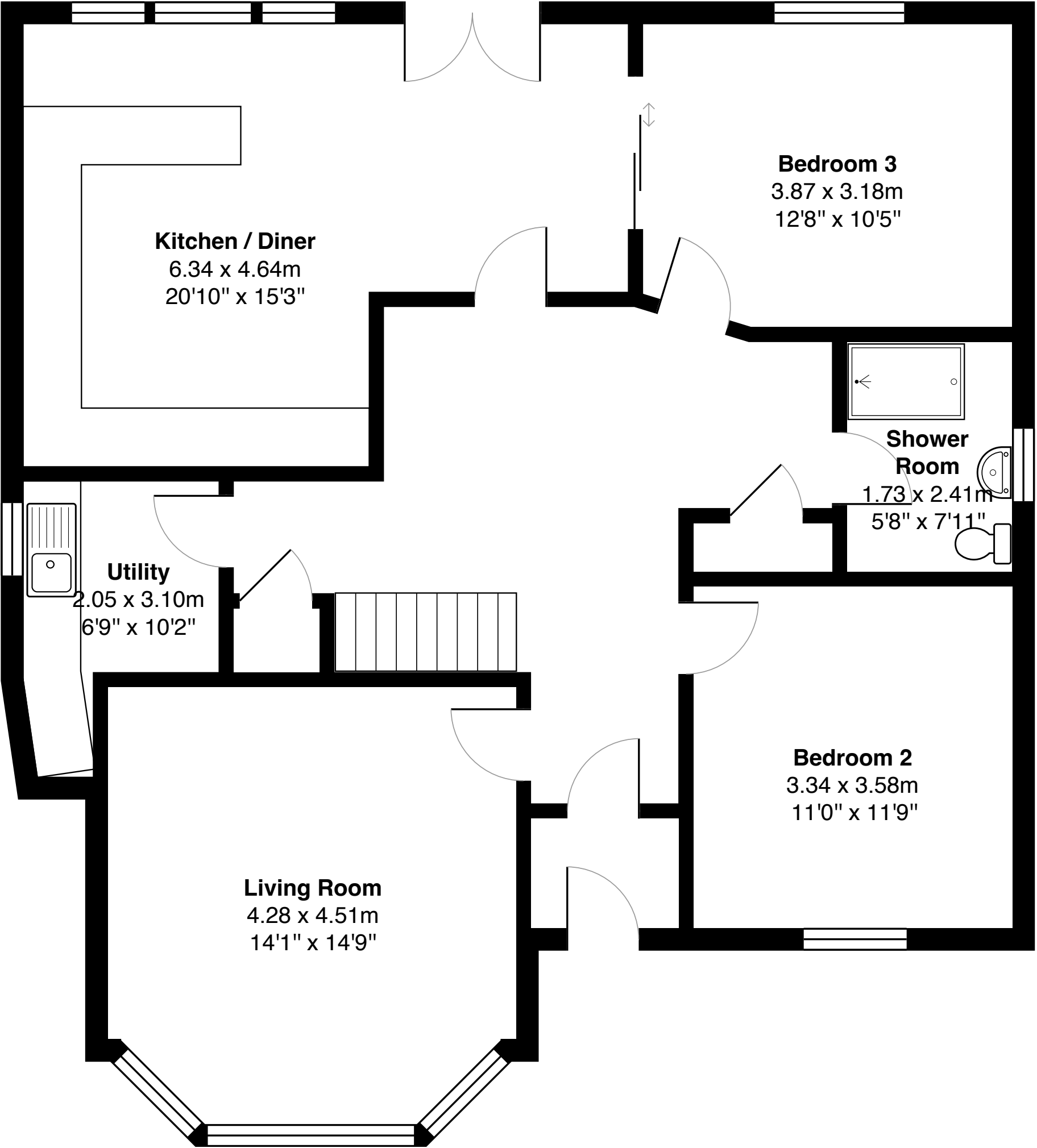


The house has three bedrooms, two on the ground floor and one on the first floor. Each bedroom offers excellent proportions and are double in size.





There is a wet room shower on the ground floor fitted with a three-piece suite and a main bathroom on the first floor serving the upstairs accommodation. Both spaces, much like the rest of the house, have been finished to the highest of standards.



Gross internal floor area (m²): 130m²
EPC Rating: C

Property virtual tour can be viewed [here](#)



In addition to this, the house has a fully equipped utility room, modern gas central heating, double-glazed windows and a single garage. This is an ideal family home, which is cost-effective and spacious.



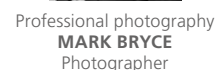
Duddingston is a popular residential area of Edinburgh which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park which has a multitude of stores. There are primary and secondary schools locally and the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area to and from the City Centre and many other parts of the city and some surrounding areas giving easy access to the many cultural, educational and recreational venues. Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.



Solicitors & Estate Agents

info@mcewanfraserlegal.co.uk



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.