

161 Mountcastle Crescent

EDINBURGH, EH8 7SY



*TWO BEDROOM MAIN DOOR LOWER
VILLA WITH GARDEN*



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McEwan Fraser is delighted to give a discerning buyer the opportunity to acquire this fantastic two-bedroom, main door, lower villa to the market. The property is presented to the market in excellent condition and offers excellent proportions throughout.

Further benefits include gas central heating, double glazing, private garden and off-street parking. This property would make a fantastic first-time buy, or sound buy-to-let investment.





The internal accommodation is arranged around a central hallway, with integrated storage, and focused on a superb living room. Neutrally finished and boasting a large picture window, the living room is bright and spacious with ample floor space for a variety of different furniture arrangements. A fireplace creates a natural focal point for the room but a new owner will have plenty of flexibility to create their ideal entertaining space.

The kitchen has been finished to an exacting standard and boasts a full range of base and wall-mounted units which offer excellent preparation and storage space.

The Kitchen





Bedroom one is a large double with fitted wardrobes and huge floor space for a full range of free-standing furniture. Bedroom two is a similar large double with two integrated wardrobes. The internal accommodation is completed by a modern shower room complete with white suite and a large walk-in shower.

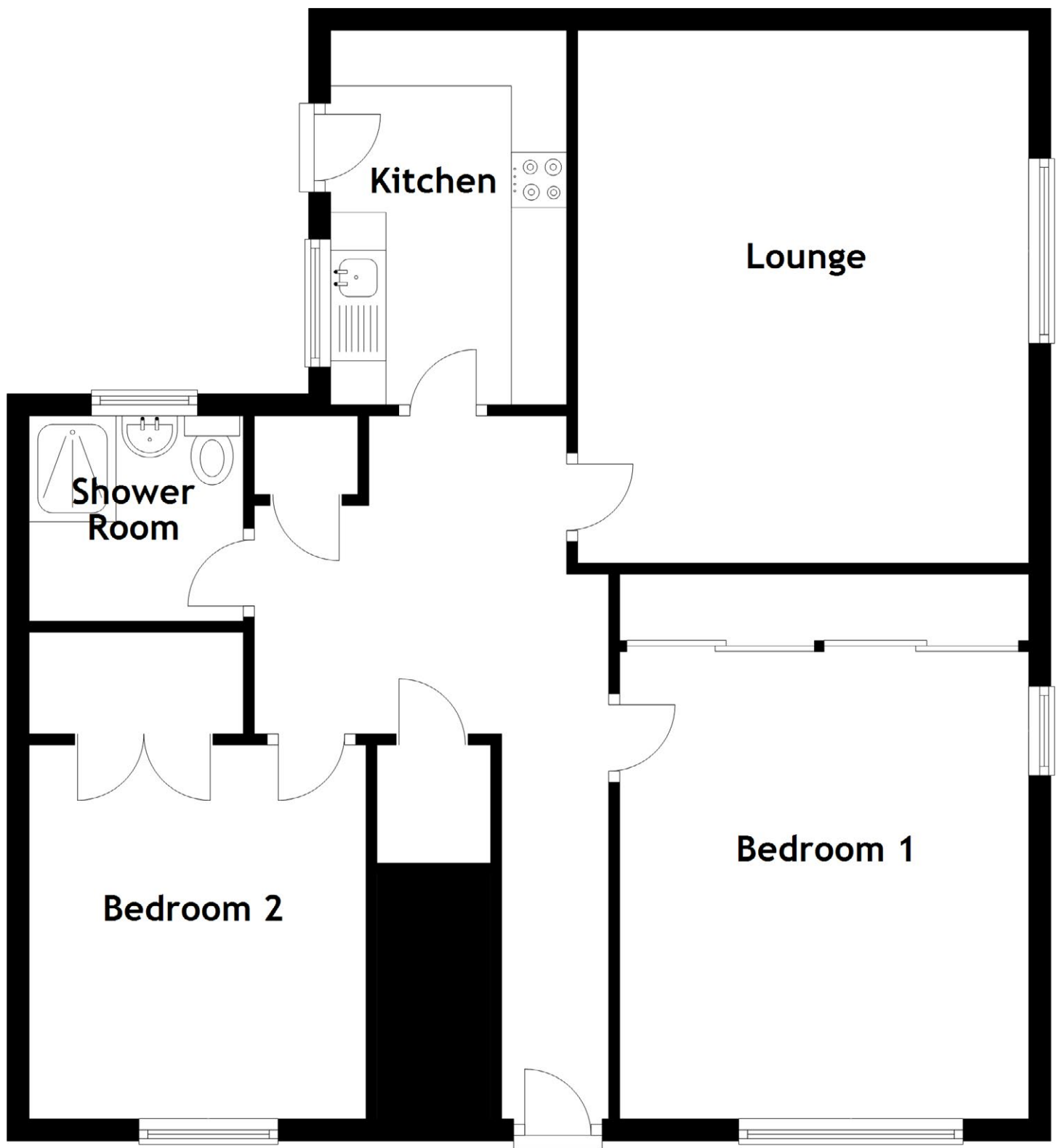




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.82m (15'10") x 4.08m (13'5")	Shower Room	1.94m (6'4") x 1.86m (6'1")
Kitchen	3.39m (11'1") x 2.13m (7')		
Bedroom 1	4.23m (13'10") x 3.70m (12'2")	Gross internal floor area (m ²): 81m ²	
Bedroom 2	3.38m (11'1") x 3.05m (10')	EPC Rating: D	

Externally, the property enjoys a mature private garden that wraps around the front and side of the property. The garden boasts a mature lawn bedding areas bordered by a privet hedge. There is a driveway to the side and a patio to the rear.

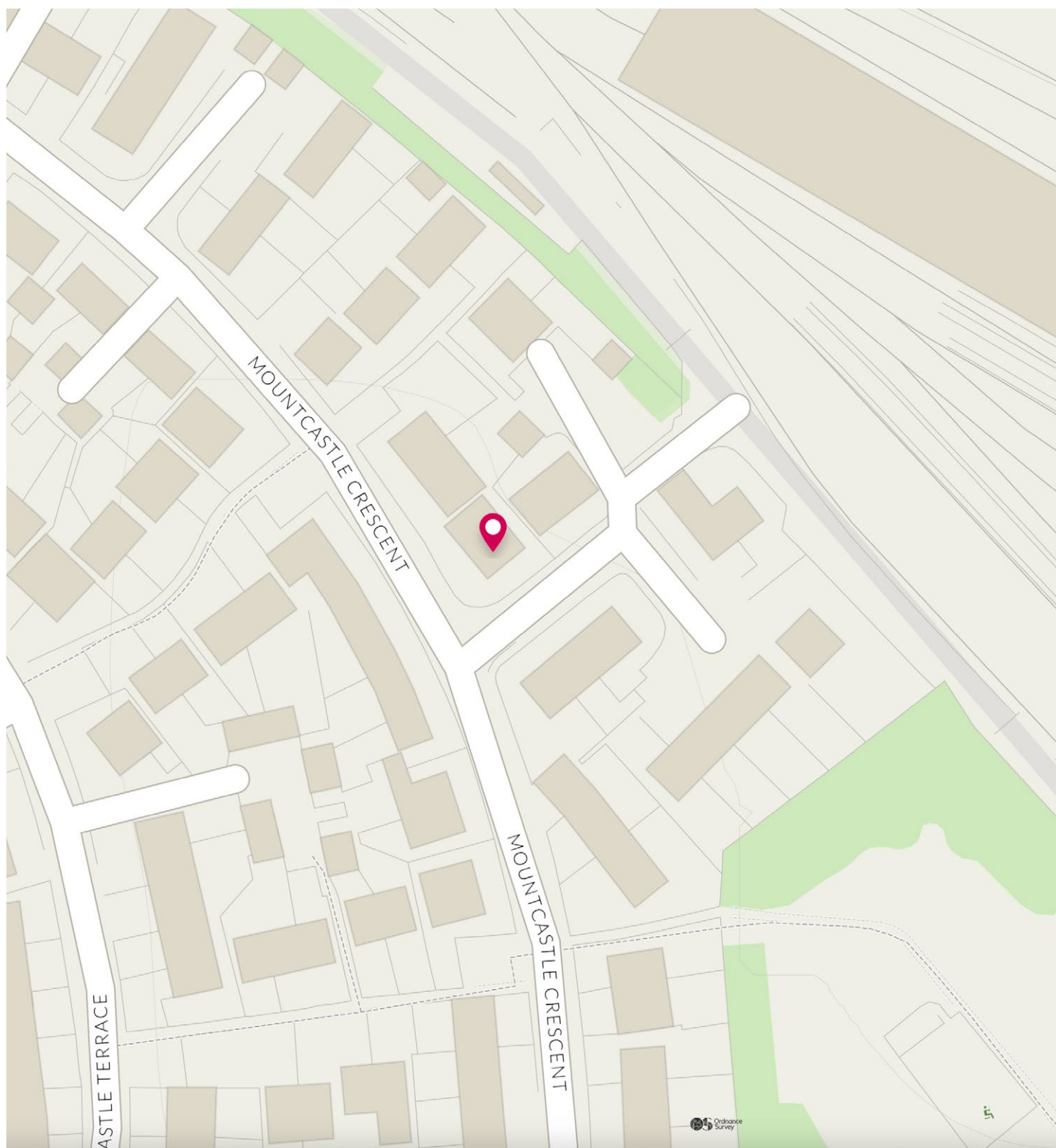
Early viewing is highly recommended.





The popular Mountcastle area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer's retail outlets. Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with Edinburgh College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

The Location



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