





# LOCATION

MORTONHALL, EDINBURGH, EH17 8SX

Mortonhall is a sought after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

There are nurseries, primary schools and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance.

Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. The Edinburgh Royal Infirmary is also located nearby in Little France.







# 74/1 MORTONHALL PARK CRESCENT

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McEwan Fraser is delighted to present this studio flat to the market.

The property is in need of internal upgrading and would make an excellent first time buy or investment opportunity.

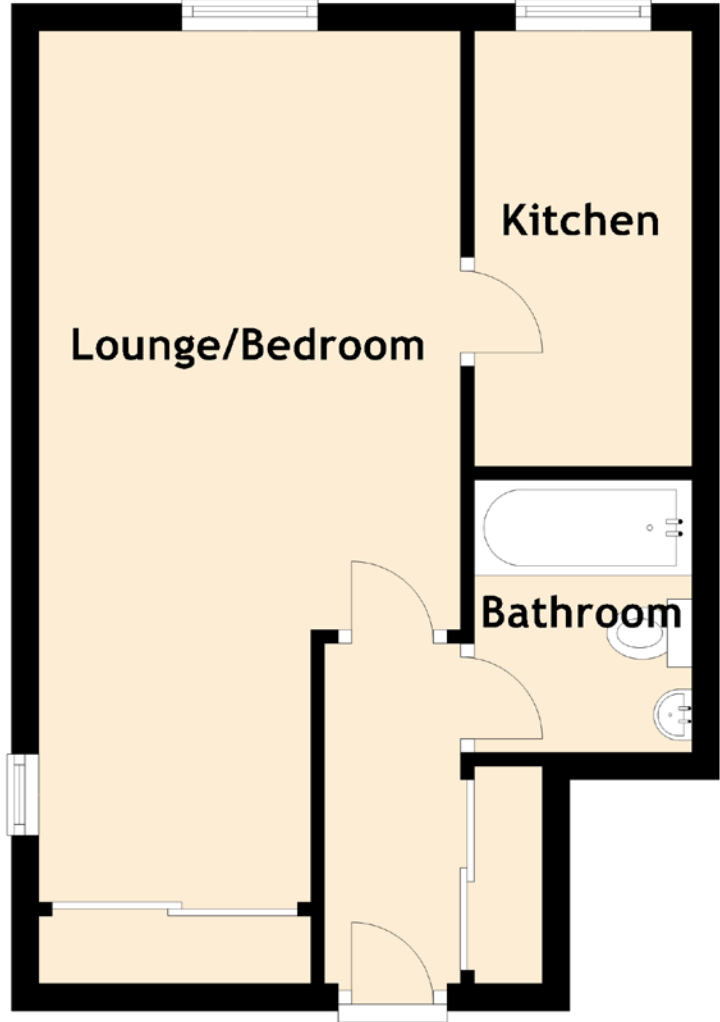
Accommodation includes a 6m x 4m reception room, separate kitchen and bathroom. The property also benefits from gas central heating.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Bedroom	6.40m (21') x 3.10m (10'2")
Kitchen	3.20m (10'6") x 1.60m (5'3")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: D

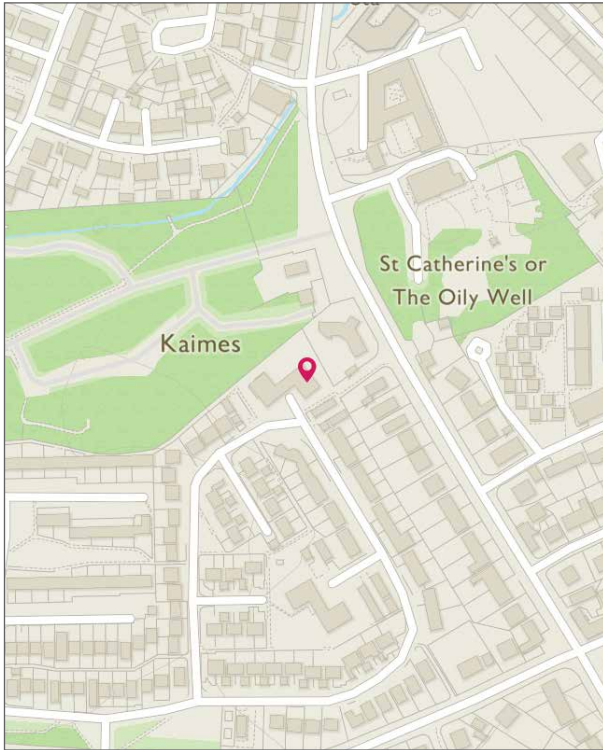


Image credit: <https://www OrdnanceSurvey.co.uk/maps/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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