

27 Mortonhall Park Crescent

EDINBURGH, EH17 8SY



GENEROUSLY PROPORTIONED THREE
BEDROOM SEMI DETACHED HOUSE IN THE
POPULAR MORTONHALL AREA OF EDINBURGH



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached family home in Edinburgh's popular area of Mortonhall.

Inside, the property comprises a spacious living room which leads to the dining room and offers various options for furniture configurations whilst flooding the property with natural light due to the windows on both sides of the property.







There is a fully equipped kitchen which provides access to the rear garden and is fitted with a gas hob, double oven and has been well maintained.





The house has three bedrooms on the first floor, all of which are good sizes and range from a single bedroom to two double bedrooms.





Bedroom 2





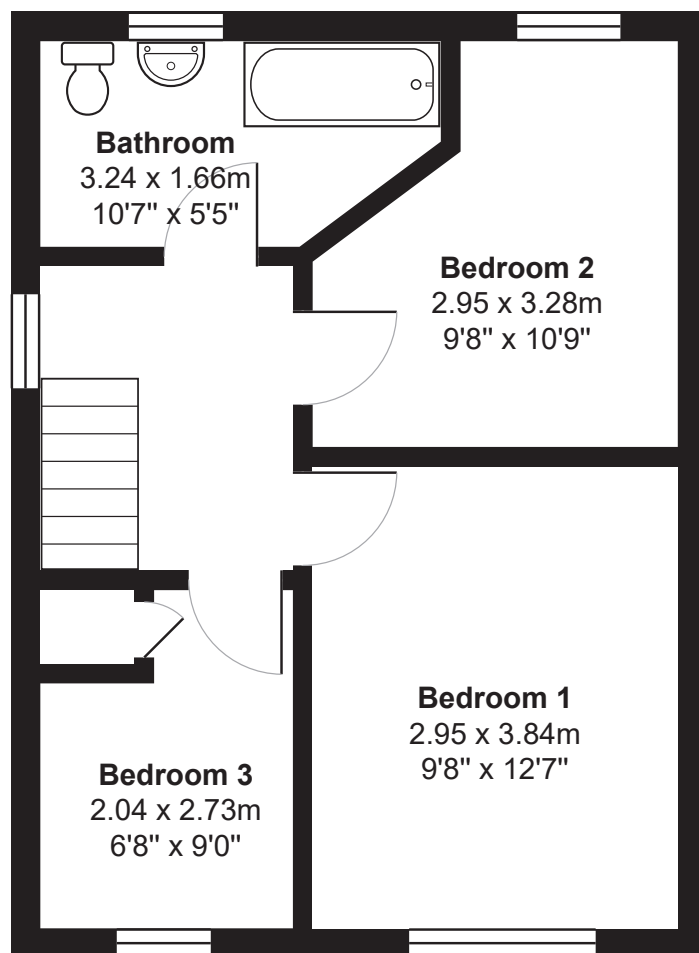
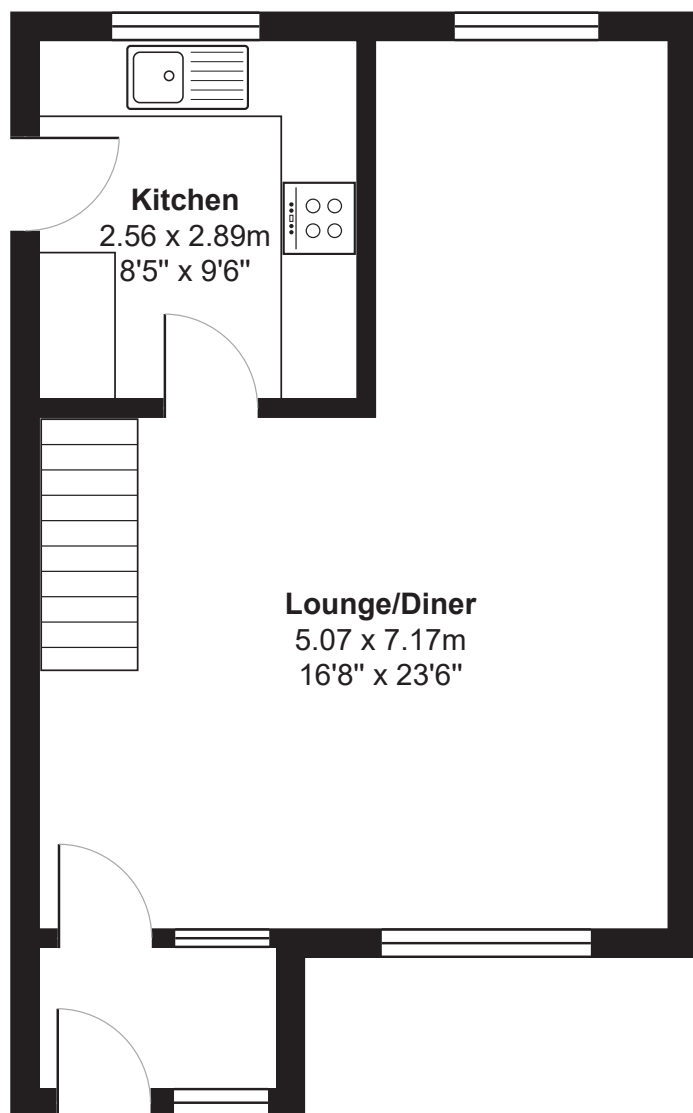
Bedroom 3





There is one main family bathroom on the first floor, which is fitted with a modern three-piece suite and has an electric shower fitted over the bath.





Gross internal floor area (m²): 74m²

EPC Rating: D



In addition to this, there is a generous sized garden with a well maintained sunny enclosed garden with patio to the rear of the house, single garage, off-street parking, double-glazed windows and gas central heating, making for a cosy and cost-effective home, year-round.





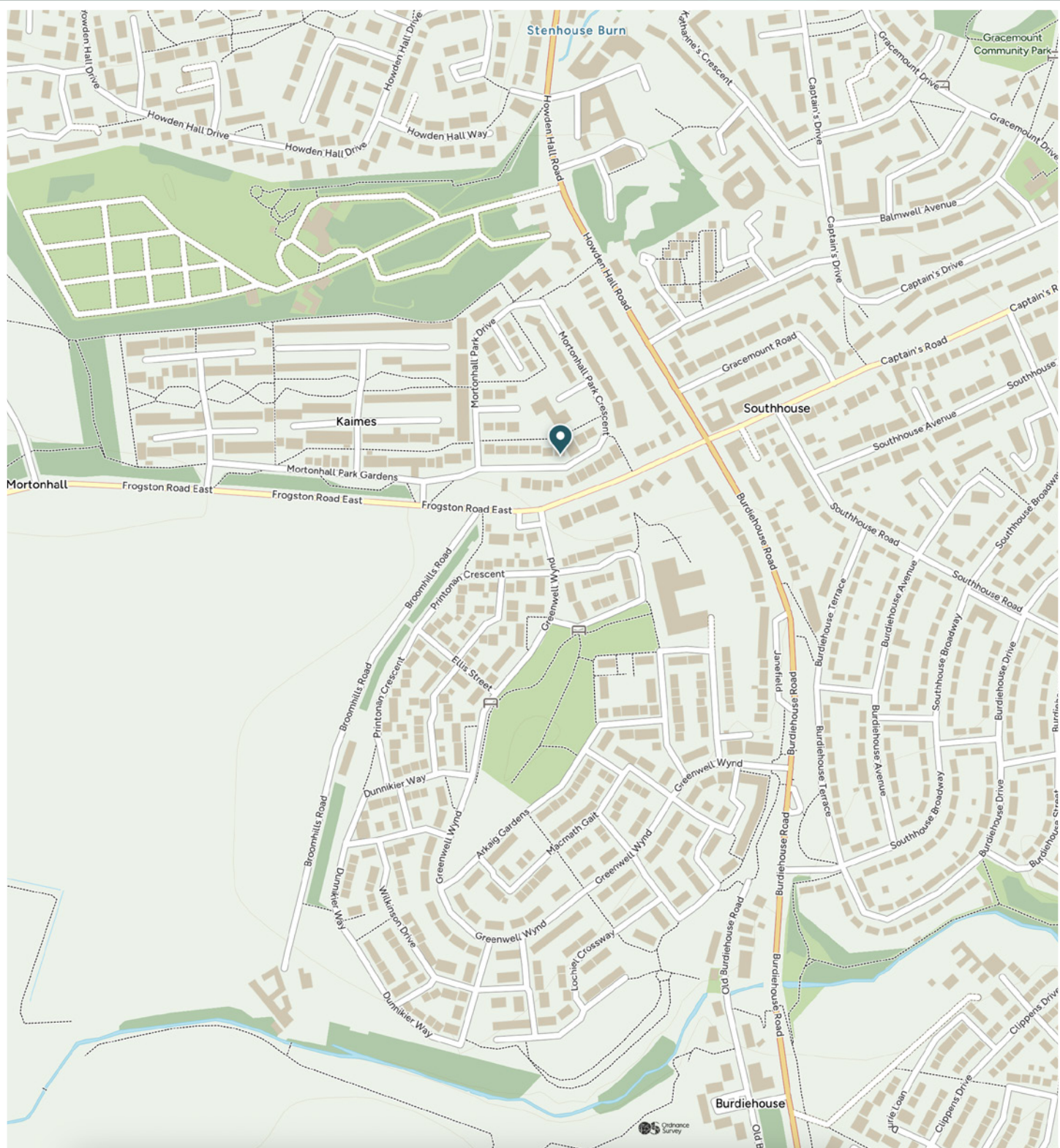


Mortonhall is a peaceful and well-established residential area situated in the south of Edinburgh, nestled between the neighbouring suburbs of Liberton, Fairmilehead, and Gilmerton. Known for its leafy surroundings and a relaxed, semi-rural feel, Mortonhall offers a tranquil lifestyle while still being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

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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