

5 Mortonhall Park Green

MORTONHALL, EDINBURGH, EH17 8SP



*Stylish two-bedroom terraced house
in superb internal order*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this stunning two-bedroom terraced house to the market. The property is well-positioned in Mortonhall, to the south of Edinburgh city centre. The property benefits from excellent proportions, enclosed front and rear gardens, gas central heating, double glazing, and a private parking space. Internally, the property has been finished to an exacting standard. This is an ideal property for a buyer keen to find a home in true 'walk-in' condition.

THE LIVING ROOM

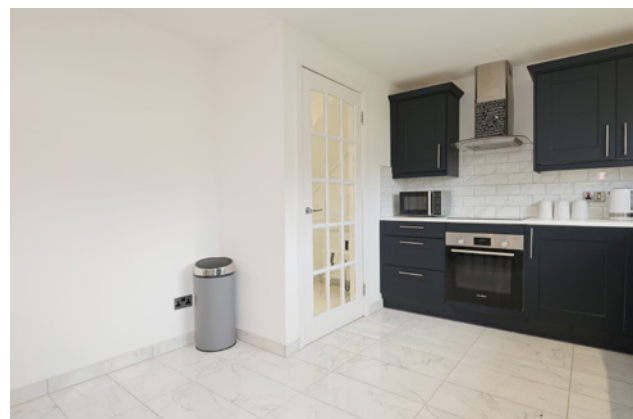


Accommodation is focused on a generous, bright, and neutrally decorated living room that has patio doors open to the garden. The living room has plenty of space for a variety of different furniture arrangements, which will give a new owner the flexibility to create their ideal living and entertaining space.

THE KITCHEN/DINER



The kitchen has been finished to an exacting standard and includes a good range of base and wall-mounted units set against a tiled splashback. The kitchen has a range of integrated appliances, including a dishwasher, alongside plenty of prep and storage space.





Climbing the stairs, the first-floor landing gives access to both bedrooms and the bathroom. Bedroom one is a spacious double with an integrated wardrobe and plenty of space for a full suite of bedroom furniture. The second bedroom also enjoys excellent proportions and an integrated wardrobe. The stylish bathroom is fully tiled and includes a three-piece suite alongside a large separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2

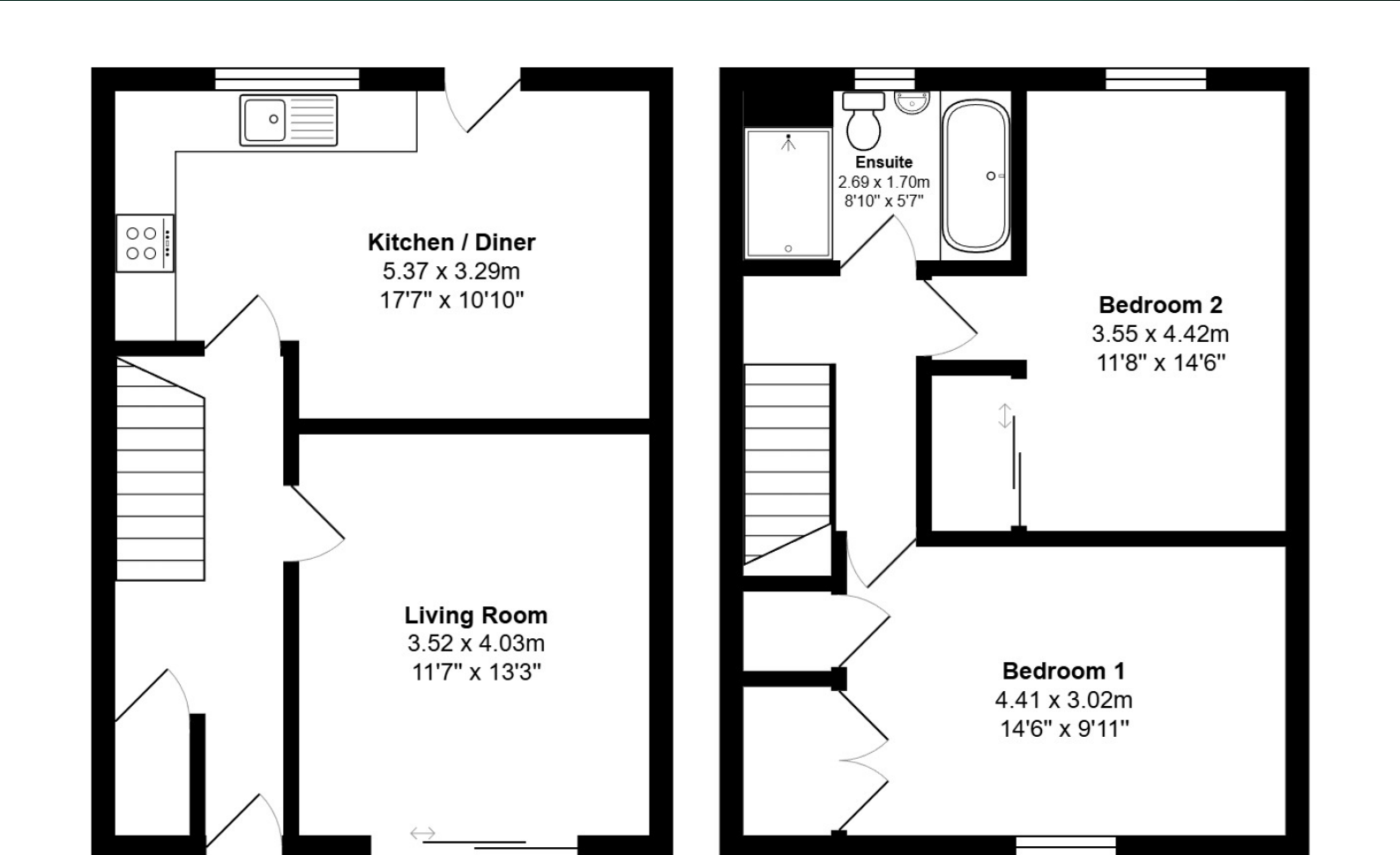


The property must be viewed to be fully appreciated.

EXTERNALS

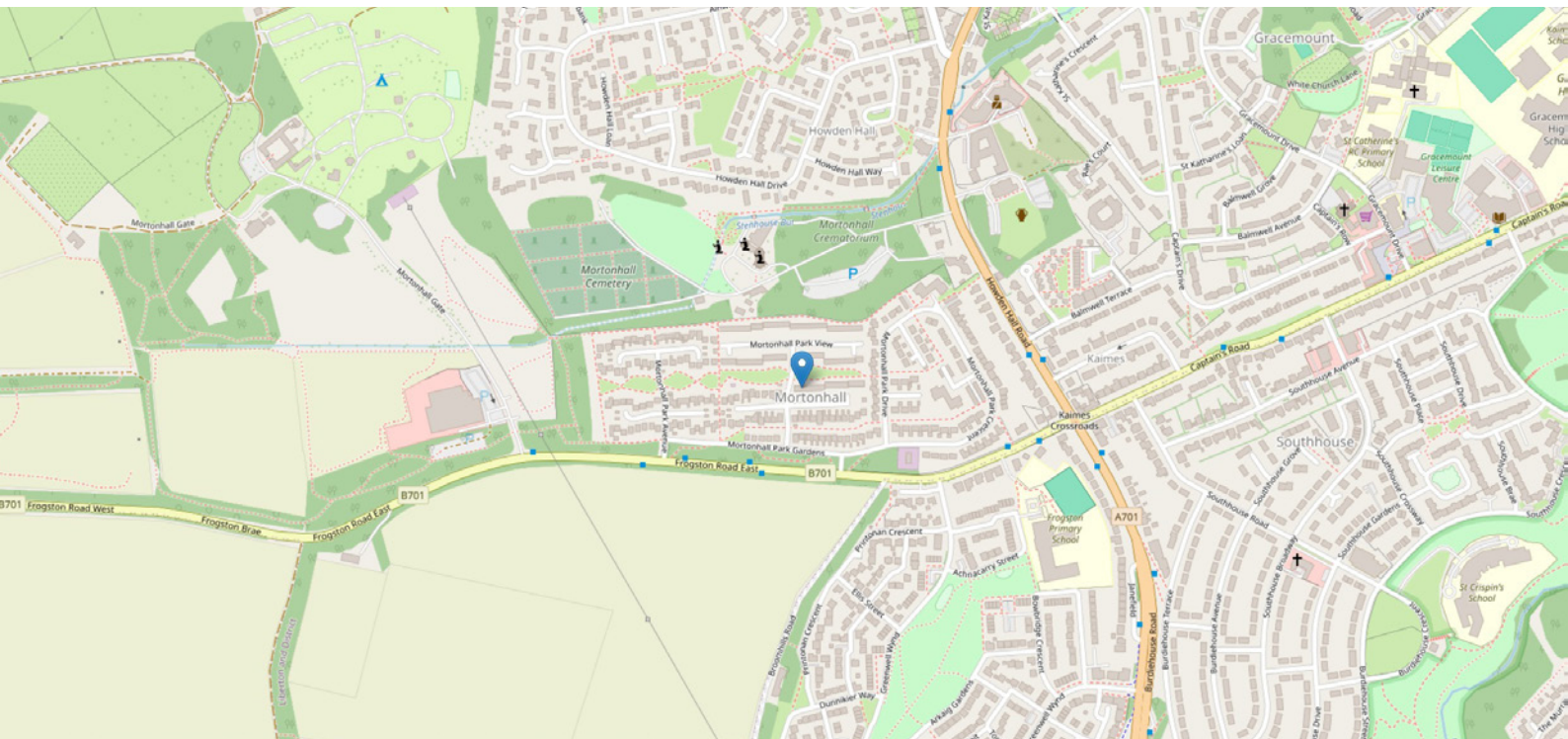


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: D



THE LOCATION

Mortonhall Park Green is situated in a quiet and leafy part of Mortonhall, on the south side of Edinburgh. The location offers an appealing balance between peaceful suburban living and convenient access to the city's amenities. Everyday shopping needs are easily met, with large supermarkets such as Sainsbury's and Tesco nearby. For a wider range of retail options, Straiton Retail Park is only a short drive away and features major stores including IKEA, Costco, Marks & Spencer Food Hall, and a variety of popular high-street brands. Locally, the Klondyke Garden Centre within the Mortonhall estate offers a garden and gift shop along with a café, providing a pleasant community hub close to home.





Transport links from Mortonhall are excellent. Several regular bus routes connect the area to Edinburgh city centre, ensuring reliable access to the heart of the city. For drivers, the Edinburgh City Bypass is just minutes away, providing quick connections to the airport, the motorway network, and surrounding areas. The combination of efficient public transport and convenient road access makes commuting and travel straightforward while maintaining a sense of suburban calm.

Recreational opportunities are another highlight of the area. The Pentland Hills Regional Park lies within easy reach, offering extensive walking trails, scenic views, and opportunities for outdoor activities. Closer to home, the Mortonhall estate itself includes woodland walks and open green spaces, perfect for leisurely strolls. There are also several golf courses nearby, and Gracemount Leisure Centre offers a gym, pool, and fitness facilities for those seeking indoor recreation.

Altogether, Mortonhall Park Green has a desirable setting that combines the tranquillity of nature with the convenience of modern living. Residents enjoy access to excellent retail options, strong transport connections, and a wealth of opportunities for recreation, all within a welcoming and well-connected community.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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.