



**MOUNTCASTLE
53 MOUNTCASTLE GARDENS
TERRACED HOUSE**



ESTATE AGENTS

FIXED PRICE £160,000



This property enjoys a lovely position within Mountcastle Gardens and merits viewing to be fully appreciated. Mountcastle itself is a popular residential area and is well placed for easy commuting to the City Centre. A choice of local shops are available for everyday needs with Morrisons and Fort Kinnaird both a short drive away. There is regular public transport to the City Centre and surrounding areas, the City Bypass and motorway networks are also within easy reach. Both primary and secondary schooling can be found locally and recreational facilities include a choice of golf courses, Figgate Park and Portobello Swim Centre.

The accommodation in brief comprises: hall, through dining lounge, kitchen, sun porch, two good sized double bedrooms, bathroom and loft.

The accommodation is being presented to the market in good order throughout however there is now scope for modernisation to the kitchen and bathroom. The property has a gated driveway to the front with room to accommodate two cars and a private garden to the rear. Further benefits include gas central heating and double glazing.

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A double glazed door with glazed panel to the side opens to the hall.

HALL

The hall gives access to the kitchen and the lounge and a carpeted staircase leads to the upper level. There is also under-stair storage which also houses the electrical switch gear.

DINING LOUNGE Approx. 20'2" x 11'1"

A generous and bright through room with front and rear facing windows. There is ample room for dining purposes and a feature fireplace with wooden mantle and marble inset and hearth housing a living flame gas fire. A door gives access to the kitchen.



KITCHEN Approx. 10'4" x 8'2" (at widest)

As previously mentioned this room can be accessed from both the hall and the lounge and would now benefit from upgrading. The room has a rear facing window and a part glazed door to the sun porch. Fitted with a small selection of wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The automatic washing machine, fridge freezer and cooker are to be included in the sale.

UPPER HALL

Giving access to the bedrooms and bathroom. A ceiling hatch gives access to the loft.

DOUBLE BEDROOM 1 Approx. 13'11" x 9'7"

A generous room with 2 front facing windows. There is fitted storage and a further storage cupboard also housing the central heating boiler.

DOUBLE BEDROOM 2 Approx. 11'2" x 9'6"

This room has a rear facing window giving a pleasant outlook.

BATHROOM Approx. 6'4" x 5'7"

A rear facing room fitted with a coloured three piece suite comprising bath with shower attachment, WC and wash hand basin. The walls are fully tiled and the flooring is vinyl.

LOFT

As mentioned the loft is accessed from the upper hall via a ceiling hatch with Ramsay ladder and provides excellent additional storage space.

SUN PORCH Approx. 6'7" x 5'8"

Situated off the kitchen and of glass and timber construction.

GARDENS

The front garden is gated and paved with space for parking two cars. The rear garden is fully enclosed and has chipped and paved areas along with deep flower borders. The garden shed is to be included in the sale.



EXTRAS

The sale includes the aforementioned kitchen white goods (no warranties will be given), garden shed and the carpets and curtains.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

POST CODE

EH8 7SS

SURVEYORS

Please contact selling agents (0131) 554 6321.

OFFERS

A Fixed Price £160,000 of is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321. DX 550850 Leith, LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.