



Edinburgh

50 MOUNTCASTLE DRIVE SOUTH • EH15 1PL

Beautiful, spacious detached bungalow set within large, well tended mature private gardens with long drive-in and single garage.



WILSON
WARD

SOLICITORS • ESTATE AGENTS • NOTARIES



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DESCRIPTION

50 Mountcastle Drive South is a superb detached bungalow offering excellent family accommodation with potential for extension into the attic or to the rear, subject to the necessary planning permission (architect's plans available on request showing a potential altered layout). The property is entered into the vestibule leading to a lovely central entrance hall with excellent storage. There is a beautiful bay windowed lounge to the front with fire surround and electric fire and a large dining room to the rear which in turn provides access to the kitchen. The kitchen has an excellent range of modern base and wall units with tiled splash back, a stainless steel single drainer sink, hob, double oven, extractor hood, integral fridge/freezer and slimline dishwasher. All are included in the sale together with the washing machine. The property has three lovely double bedrooms and to complete the accommodation is a modern shower room with extensive wall tiling, a three piece white suite with fitted vanity units and a chrome heated towel rail. The property benefits from double glazing and gas central heating and is set within generous well tended large mature private gardens with a long drive-in and a single garage. Early viewing is highly recommended to fully appreciate the accommodation on offer.

LOCATION

Mountcastle is a desirable residential area within commuting distance to the City centre. There are highly regarded schools in the local catchment area, including Duddingston Primary, St Johns RC Primary, Portobello High and Holyrood RC High school and for further education, Queen Margaret University and Edinburgh College. Meadowbank and Fort Kinnaird Retail Parks are close by which offer a large choice of shops and restaurants, including a cinema. Portobello with its popular beach is within walking distance and Leith is also easily accessible. Edinburgh has a good public transport service operating throughout the city and there is access to the main road networks including the A1 and City bypass. Duddingston golf club, Duddingston village and Holyrood park are all close by.

EXTRAS

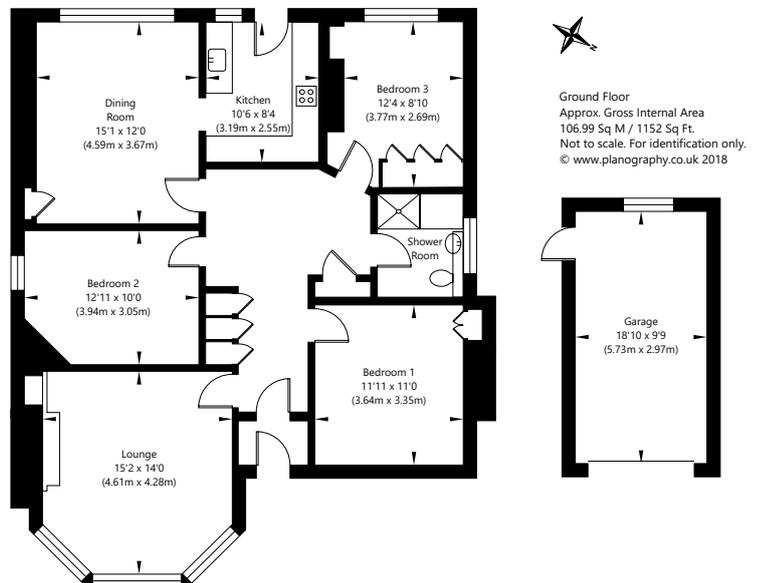
The carpets and flooring, most curtains, hob, double oven, extractor hood, fridge, freezer, dish washer, washing machine are included in the sale.

COUNCIL TAX

Band G

VIEWING

Sunday 2-4 pm by appointment telephone 0333 0118050 or email info@pfviewings.co.uk



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