



25 Printonan Crescent, Mortonhall, Edinburgh, EH17 8GF

Beautifully Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Located in a modern, residential development, in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

In move-in condition, highlights include a stylish fitted kitchen, high-quality bathroom suites, contemporary flooring and light neutral decor. In addition, there is gas central heating, double glazing and superb storage, including a floored loft and a garage with power and lighting.

Externally, there is a lawn and a driveway to the front, whilst an enclosed rear garden features a lawn, a paved patio and a mix of established shrubbery.

This growing development includes unrestricted on-street parking and well-maintained grounds.

A welcoming entrance hall, with a WC, is finished with light, neutral decor and modern, wood-effect flooring. On the right, a reception room enjoys plenty of natural light from a wide, front-facing window and provides a spacious, versatile floor plan for freestanding lounge furniture. Set to the rear, with access to the garden, via French doors, a kitchen provides a generous seated dining area, with garden views. Streamlined, contemporary units include an integrated, eye-level, double oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst an adjoining utility room, with garden access, houses a washing machine and a freezer.

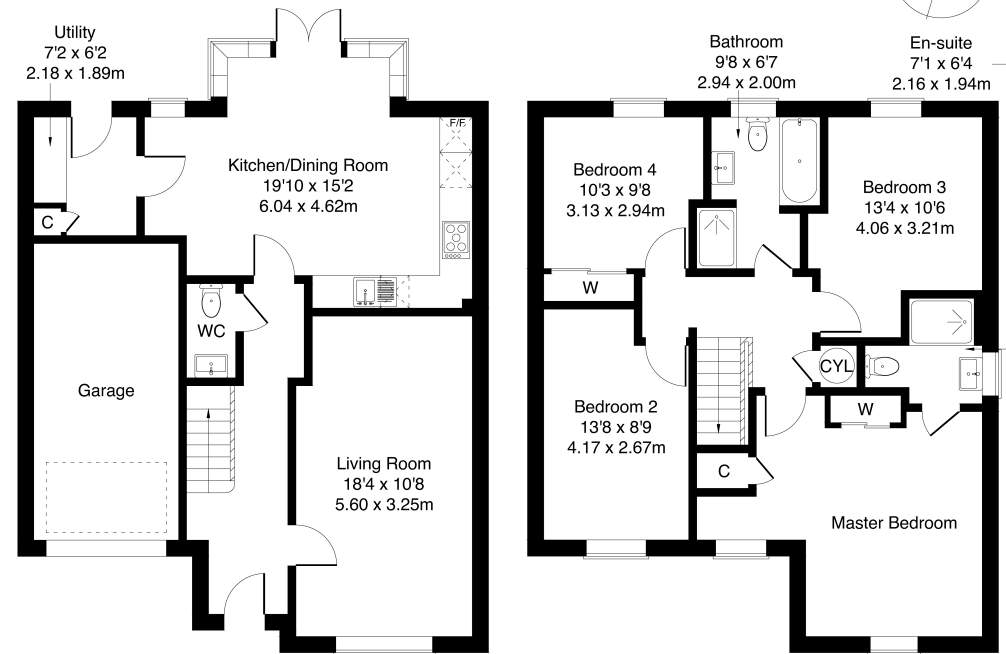
Upstairs, four well-proportioned bedrooms continue the tasteful presentation of the living space, with two accompanied by built-in wardrobe storage and the master bedroom enjoying an en-suite shower room.

Completing the accommodation, a family bathroom comprises a glazed shower cubicle, a three-piece suite, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (1528 sq ft - 143 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Mortonhall lies between Fairmilehead and Gilmerton, to the south of Liberton and the Braid Hills. The area lies close to the A701, which provides a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park

lies around one mile away, offering a range of outdoor pursuits, including Scotland's largest artificial ski slope, whilst the nearby Mortonhall Estate has numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services pass along Howdenhall Road and the city bypass is quickly accessible.





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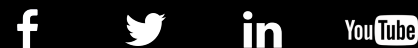
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