



2 Lochiel Crossway, Edinburgh, EH17 8WG

Light and Beautifully Presented, Three-Bedroom, Mid-Terrace Home

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Property Description

Light and beautifully presented, three-bedroom, south-facing, mid-terrace home, with private gardens. Located in a modern, residential development, in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining, kitchen, three flexible bedrooms, utility cupboard, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, stylish bathroom suites, continuous contemporary flooring and light modern decor - ready-to-move-in. In addition, there is gas central heating, double glazing, multiple TV points and good storage including a floored loft.

Externally, there is a small lawn area to the front, whilst a good-sized, enclosed rear garden features a raised, decked patio, lawn, and a store shed. The development also offers landscaped grounds with open, green space and ample unrestricted residential parking.

A bright entrance hall, with storage and a WC, is finished with light, neutral decor and modern, wood-effect flooring. Set to the rear and spanning the entire width of the property, a tastefully presented reception room provides space for both lounge furniture and a dining table and chairs and opens onto a patio in the rear garden. Set to the front, a kitchen is fitted with gloss-white units and stone-effect worktops. Appliances include an integrated oven and hob, a stainless-steel canopy, a fridge/freezer and a dishwasher.

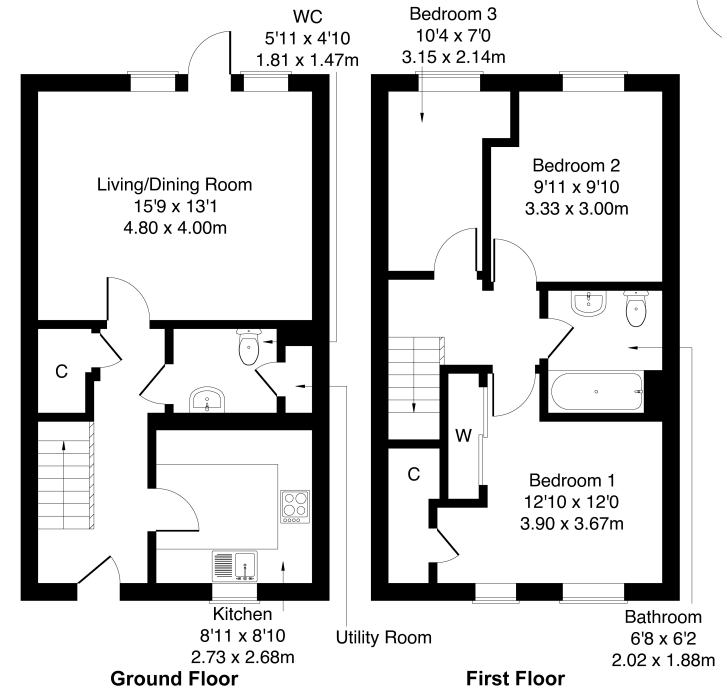
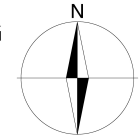
Upstairs, set to either aspect, three flexible bedrooms continue the tasteful presentation of the living space, with the generously proportioned main bedroom benefiting from both built-in wardrobe and cupboard storage.

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



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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



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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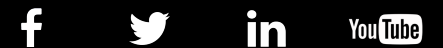
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