



# Property Description

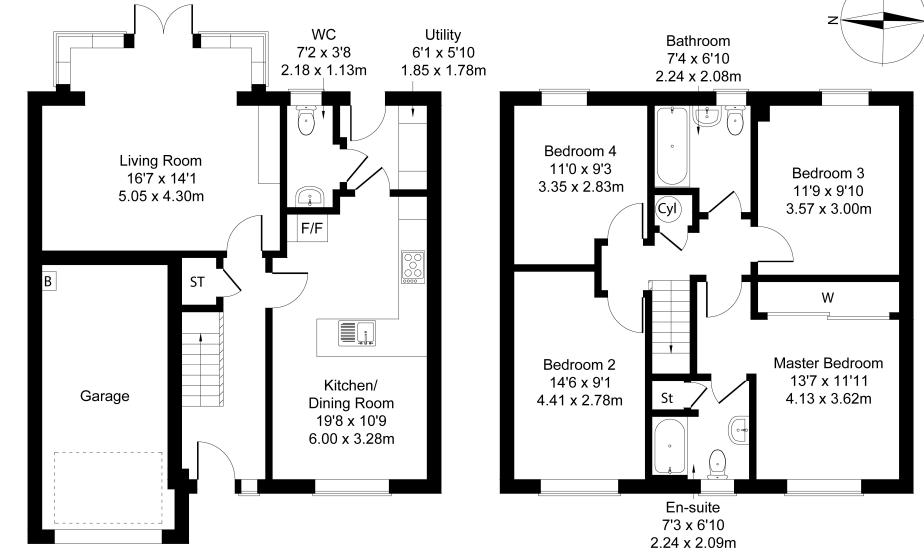
Beautifully presented and spacious, four-bedroom, modern detached family home with gardens, a driveway, and an integrated garage. Set in a new, factored residential development, located in the sought-after Mortonhall area, south of Edinburgh city centre. Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC. Highlights include a stylish integrated kitchen, modern bathroom suites, light tasteful decor and continuous Amtico flooring for the ground floor.

In addition, there is gas central heating, double glazing, multiple TV and phone points and good storage including in the garage which includes power and lighting. Externally, there is a lawn and multi-vehicle driveway to the front; whilst an enclosed rear garden features a lawn, a paved patio, and raised planting beds. This modern residential development provides maintained communal grounds and open green spaces with additional visitors' parking.

A welcoming entrance hall affords access throughout the majority of the ground floor, including an understairs storage cupboard, and to the carpeted stairs leading to the upper hall. With Amtico flooring continuing from the hall, the rear-set living room features a full-height box window with French patio doors allowing plentiful natural light and garden access. Set to the front, the stylish kitchen offers space for a dining area with a wall-mount TV point and central light fitting, whilst the kitchen area features spotlighting. Modern fitted units include wood effect worktops, a tiled surround, a sink with drainer; with appliances including an integrated double oven, a five-ring gas hob, a dishwasher and a fridge/freezer. Whilst the utility features further units and worktops, including a freestanding washing machine and tumble dryer, and provides access to a convenient WC and further garden access.

On the upper floor, the generously sized master bedroom is set to the front, with carpeted flooring, a built-in wardrobe with mirror sliding doors, a central light fitting, a wall-mount TV point, and a modern en-suite shower room including a MIRA shower unit, tiled splash walls and a ladder-style radiator. Bedroom two is also set to the front, whilst bedrooms three and four overlook the rear garden, all similarly well-finished with carpeted flooring and ample space for freestanding furniture. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1475 sq ft - 137 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 is a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park

lies around one mile distant, offering a range of outdoor pursuits, including Scotland's largest artificial ski-slope, and 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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