



5 Mortonhall Park Crescent, Mortonhall, Edinburgh, EH17 8SY

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Home

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached family home, with gardens and a detached garage. Located in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, three flexible bedrooms and a family bathroom.

Highlights include an impressive dual-aspect living space, a fitted kitchen, with appliances, and contemporary flooring and lighting.

In addition, there is gas central heating, double glazing and good storage, including a garage, with power and light.

Externally, there is a lawn to the front, a paved patio to the side, an enclosed, south-facing rear garden, with a paved patio and access to the garage.

Floored and carpeted loft space providing useful and flexible space.

All furniture and appliances are available for inclusion in the sale.

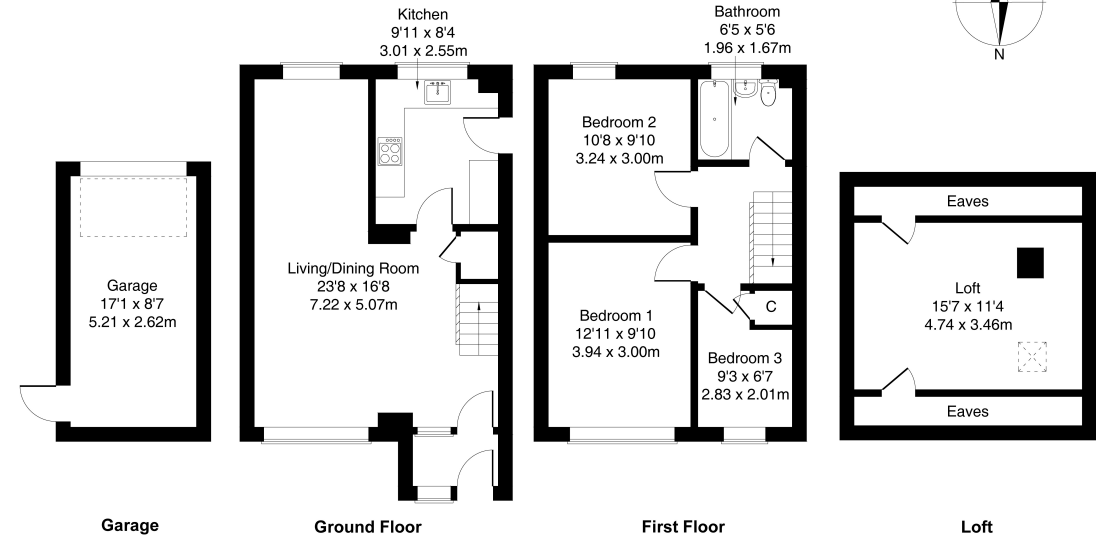
A vestibule offers space for outerwear and gives access to a generous living and dining room, featuring dual-aspect natural light, a wall-mount TV point, modern, wood-effect flooring and recessed spotlighting. A sunny, south-facing kitchen opens onto the rear patio garden and is fitted with modern white units and stone-effect worktops, whilst appliances include an integrated dishwasher, an oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

Set to either aspect, on the first floor, two well-proportioned double bedrooms are carpeted for comfort and provide plenty of space for freestanding furniture and storage. Set to the front, a flexible third bedroom enjoys built-in cupboard storage and provides a good-sized, flexible space.

Completing the accommodation, a fully tiled 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: (1130 sq ft - 105 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 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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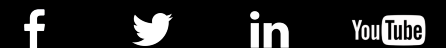
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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