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16 Lochiel Crossway, Mortonhall, Edinburgh, EH17 8WG

Immaculately Presented, Three-Bedroom, End-Terrace Home with Gardens

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Property Description

Immaculately-presented, three-bedroom, end-terrace home with private gardens. Set adjacent to a shared green, located in a growing, modern, factored residential development in the sought-after Mortonhall area, south of Edinburgh city centre.

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

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

Externally, the property benefits from a lawn to the front; and a good-sized enclosed rear garden featuring a composite decked patio, a lawn and a store shed.

The development offers landscaped grounds, two children's playgrounds, ample unrestricted parking, and is a short walk to Frogston Primary School, Gracemount High School and Gracemount GP.

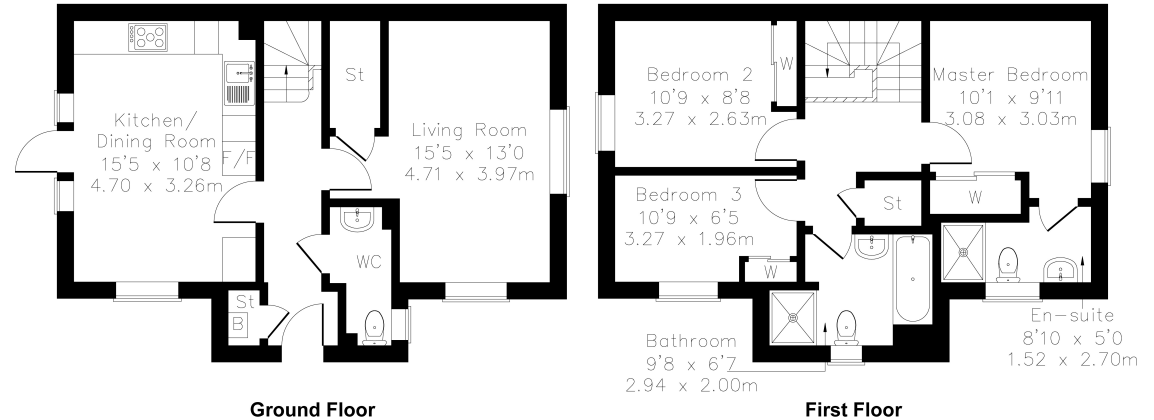
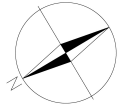
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor; including a convenient WC and storage cupboard. A spacious living room has a dual aspect allowing plentiful natural light, carpeted flooring, a central light fitting, and a built-in storage cupboard. Set on the other side, through an open arched entrance, a stylish kitchen also has a dual-aspect, with patio doors leading to the garden, and ample space for a dining area. Modern fitted units include stone effect worktops and matching upstands; a high quality, thick, waterproof wallpaper surround; a sink with a drainer; an integrated oven, a gas hob and a fridge/freezer.

On the upper floor, the master bedroom is well-finished with light decor, carpeted flooring, a built-in wardrobe with mirror sliding doors and a modern en-suite shower room, whilst, two further flexible bedrooms are set to opposite aspects, tastefully finished, both including carpeted flooring and built-in wardrobes. Completing the accommodation, the bathroom is fitted with a modern suite including a separate shower and bathtub, and partially tiled splash walls.



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Approximate Gross Internal Area: (936 sq ft - 87 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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