



11 Mortonhall Park Avenue, Edinburgh, EH17 8BP

Tastefully Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Tastefully presented and impressively spacious, this four-bedroom detached family home offers flexible, modern living, complete with gardens, a driveway and an adjoining garage. Set in a rarely available end-of-cul-de-sac position within the highly sought-after Mortonhall area, just south of Edinburgh city centre, the property enjoys a peaceful setting ideal for family life.

Comprises an entrance hall, living room, conservatory, dining/kitchen, four bedrooms, a shower room, and a ground-floor WC.

Highlights include generous room sizes, quality oak flooring, and a stylish, quality fitted kitchen with appliances. Further features include a feature fireplace and bi-fold doors for the south-facing living room, gas central heating, and double glazing. In addition, there is superb storage, including built-in wardrobes for most bedrooms, a loft and a garage with power and lighting.

South-facing to the rear, with low-maintenance enclosed gardens incorporating a gated driveway, patios, a mix of established shrubbery, and a gate to shared grounds with woodland beyond.

A welcoming entrance provides ample space for outerwear and internal access to the garage, and opens into the main hallway, where a convenient ground-floor WC and access to all principal rooms can be found. To the rear, a stunning living room features quality wood flooring flowing seamlessly from the hall, two elegant pendant light fittings, and a striking feature fireplace. Bi-fold doors open into a bright, south-facing conservatory, offering an additional lounge space and direct access to the beautifully maintained garden—perfect for both relaxing and entertaining. Positioned to the front, the exceptionally spacious dining kitchen provides ample room for dining and family gatherings. The stylish kitchen area is fitted with contemporary units, wood-effect worktops, and a tiled surround, complemented by a sink with drainer and a full range of appliances, including an electric cooker, dishwasher, washing machine, and American-style fridge/freezer.

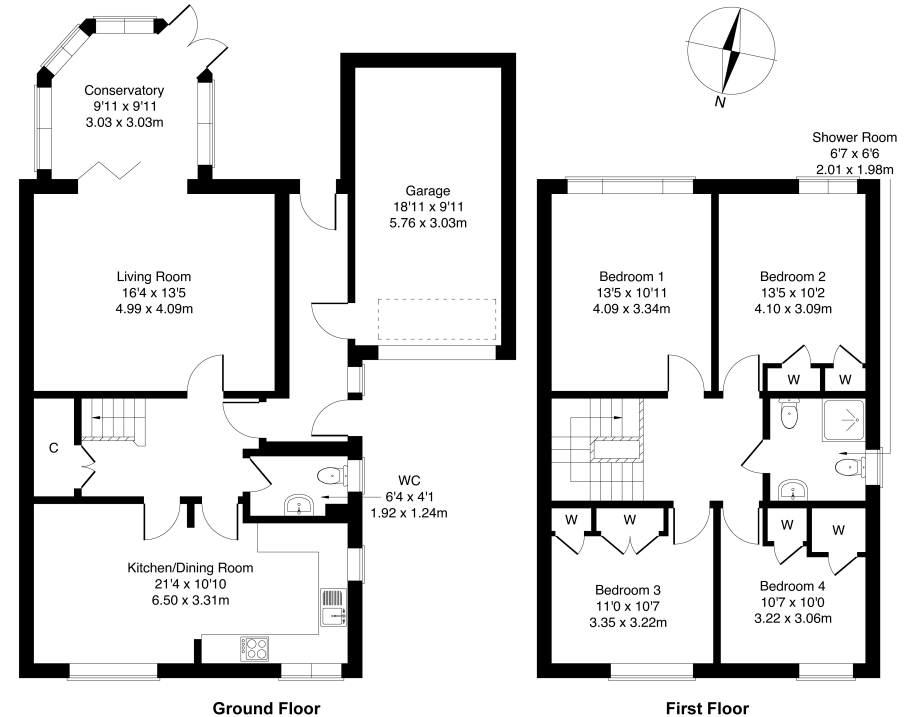
Upstairs, the upper hall leads to four well-proportioned bedrooms. To the rear, bedrooms one and two are particularly generous, both featuring wood-effect flooring and ample space for freestanding furniture, with bedroom two further benefiting from two built-in wardrobes. The remaining two bedrooms, set to the front, are also well-finished and include excellent built-in storage. Completing the accommodation is a stylish, modern shower room, fitted with a large cubicle featuring a rainfall shower, alongside a WC, wash hand basin, and bidet.

All blinds and curtains are included in the sale.



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Approximate Gross Internal Area: (1658 sq ft - 154 sq m.)



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

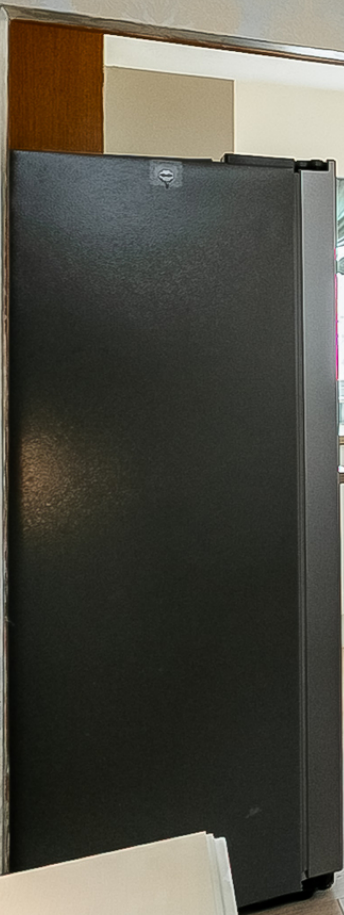




Area Description

Mortonhall lies between Fairmilehead and Gilmerton, south of Liberton and the Braid Hills. The area is close to the A701, providing a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are within walking distance, offering panoramic views over Edinburgh and beyond. Around one mile away is the Pentland Hills Regional Park, which offers a range of outdoor pursuits, including Scotland's largest artificial ski slope. The nearby Mortonhall Estate provides numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services run along Howdenhall Road, and the city bypass is quickly accessible.















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