



76/4 Mortonhall Park Crescent, Edinburgh, EH17 8SX

Spacious and Well-Presented, Two-Bedroom, Ground-Floor Flat, with a Private Garage

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Property Description

Spacious and well-presented, two-bedroom, ground-floor flat, with a private garage and shared garden grounds. Set in a modern, residential development, in the popular Mortonhall area, located to the south of Edinburgh city centre.

Comprises an entrance hallway, a living room, a dining kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen and shower room and contemporary flooring. In addition, there is double glazing, gas central heating and good storage provision, including wardrobes in both bedrooms, a walk-in hall storeroom and a secure, external storage locker.

There is also a secure entry system, a single garage, a communal garden and ample on-street parking.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring. A living room is filled with natural light, from a wide, floor-to-ceiling window, affording views across the shared garden. The bright reception room offers a spacious, versatile floor plan for a variety of freestanding furniture and leads, conveniently, into a kitchen. Providing space for a dining table and chairs, the kitchen is fitted with modern, white units, granite-effect worktops and splash-back tiling. Appliances include a freestanding cooker and a dishwasher, whilst space is available for a fridge/freezer and a washing machine.

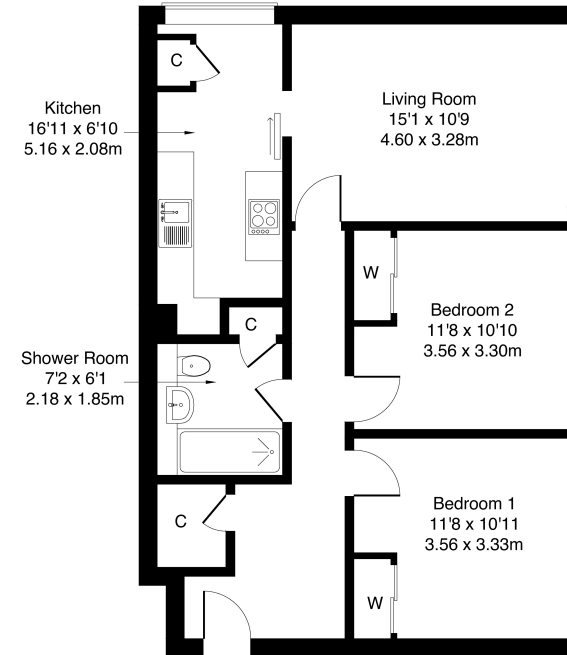
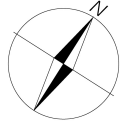
Two double bedrooms continue the generous proportions of the living space and both maximise floorspace with built-in wardrobe storage.

Completing the accommodation, a stylish, contemporary shower room comprises a large, walk-in shower, a two-piece suite set into storage, a chrome, ladder-style radiator, panel splash walls and slate-effect flooring.



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Approximate Gross Internal Area: (745 sq ft - 69 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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