



## 11 Mountcastle Green, Mountcastle, Edinburgh, EH8 7TD

Immaculately Presented & Spacious, Four Bedroom, Semi-Detached Home

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# Property Description

Immaculately presented and spacious, four-bedroom, semi-detached family home, with gardens, driveway and an integrated garage. The property is located in the established residential area of Mountcastle, east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, four double bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC. An exceptional family home within close reach of the city centre, professionally finished throughout, with a tasteful mix of quality contemporary fittings and decor.

Highlights include a bespoke open-plan extension to the rear, with bi-fold doors to the garden, a skylight and marble tiling for the kitchen area. Further features include a stylish integrated kitchen, quality bathroom suites with underfloor heating, CCTV's and an alarm system, and excellent storage provision including a floored loft. In addition, there is contemporary flooring and lighting throughout, gas central heating, double glazing, and a converted garage offering a flexible store/family/gym space. Externally, there is an enclosed rear garden with a synthetic turf lawn and a raised patio, while there is a mono-bloc double driveway to the front and a garage with an electric door.

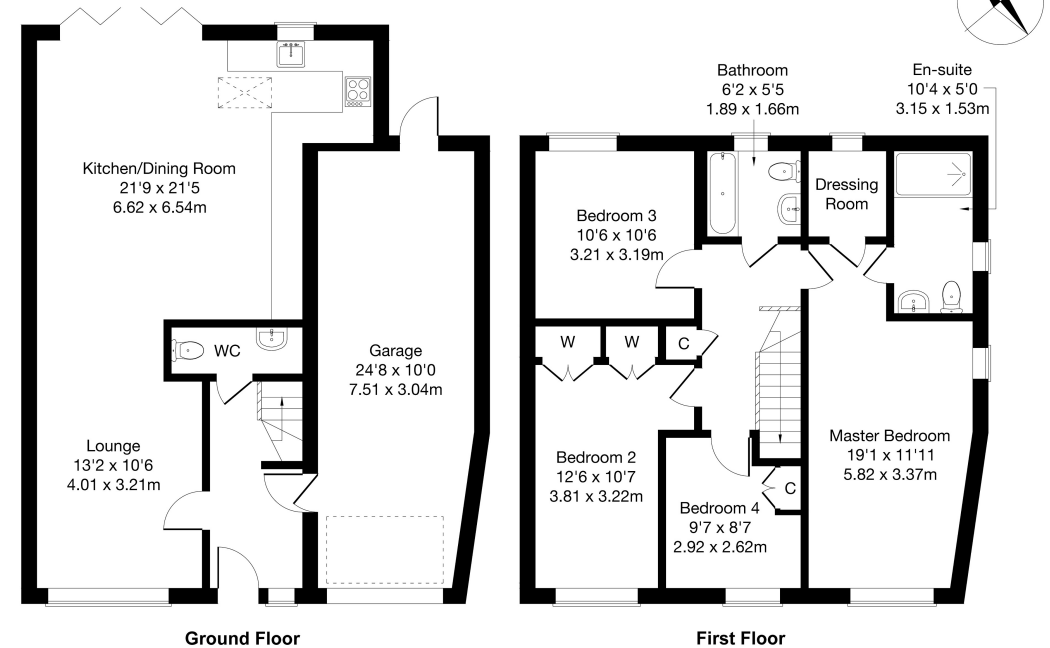
A welcoming reception hall gives access to the lounge, carpeted stairway, a stylish WC, and to an internal door to the spacious garage conversion with spot lighting and a motorised main door. Set to the front of the open-plan public room, is a lounge space with a wall-mount TV point and quality engineered wood flooring which continues through to the dining area at the rear. The spacious dining area has an abundance of natural light from the large bi-fold patio doors and the skylight. The stylish kitchen includes marble worktops with a matching upstand and an inset sink, unit downlighting and an integrated washing machine, dishwasher, fridge, freezer, oven, microwave and warming drawer.

On the first floor, a spacious master bedroom is set to the front, featuring a walk-in dresser, generous en-suite with a walk-in enclosure, carpeted flooring and a wall-mount TV point. Bedroom two is also set to the front and includes built-in wardrobes and carpeted flooring. Two further flexible bedrooms are set to either aspect with front-facing bedroom four featuring quality oak wood flooring. The fully-tiled family bathroom has a rear-facing window and is fitted with a stylish suite including a mains shower over the bath with LED feature lighting and underfloor heating.



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Approximate Gross Internal Area: (1690 sq ft - 157 sq m.)



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

## Area Description

Mountcastle is an established residential area lying to the east of the city centre, within easy reach of excellent shopping at Portobello, Meadowbank, Leith, Fort Kinnaird, and The Jewel. Excellent leisure facilities are available close by, including a public library, Portobello swimming & fitness centre, and public golf courses at Portobello and Craigentinny. With

open spaces nearby including Figgate Park, Portobello Beach and promenade, Holyrood Park, and Arthur's Seat, there is also a good choice of highly-regarded schools at both primary and secondary level, including Duddingston and St. John's Primary, and Portobello and Holy Rood High School. Regular bus services are available throughout.









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