



**5 Mortonhall Park Bank
Mortonhall, EH17 8ST**

By Telephone Appointment only contact Murray Snell on 0131 253 2850

**Offers Over
£280,000**



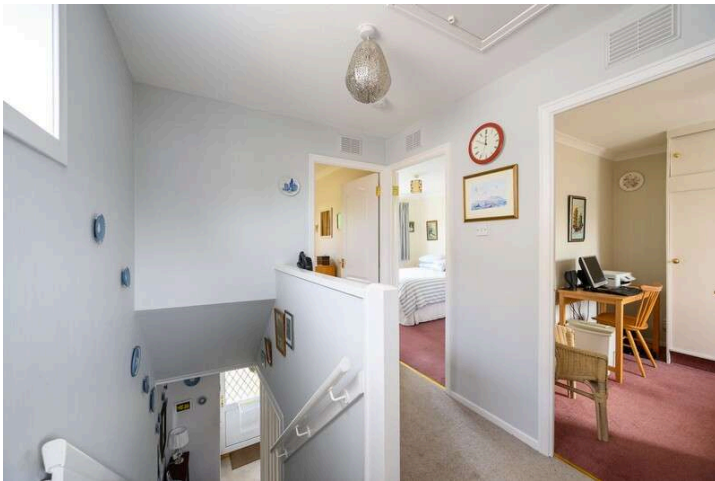
PROPERTY DESCRIPTION

Flooded with natural light, this delightful, three bedroom, semi-detached house offers an abundance of living and entertaining space with a double reception room opening onto a sunny, South-facing conservatory. The property is set within a lovely mature garden, with single garage and off-street parking

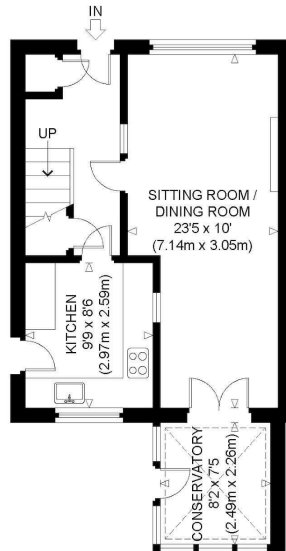
- Sunny Semi-Detached House
- Dual Aspect Sitting/Dining Room
- Fitted Kitchen Overlooking Garden
- Conservatory
- Two Spacious Double Bedrooms
- Single Bedroom with Built-In Storage
- Contemporary Shower Room
- Private Front and Rear Gardens, Beautifully Maintained
- Double Glazed Throughout
- Single Garage with Driveway with Parking for One Car

Mortonhall Park Bank is a quiet, residential cul-de-sac in the popular Mortonhall area of South Edinburgh. The property is conveniently located for a good array of local amenities on Captain's Road including a Tesco Express, and within walking distance is a library, Post Office, Gracemount doctors surgery, leisure centre and community centre. Just along the road to the east, is Mortonhall Garden Centre with cafe and farm shop, and a wider array of stores can be found at nearby Straiton Retail Park. For those with a love of the outdoors, a short trip to the other side of the bypass takes you to the vast open spaces of the Pentland Hills, with beautiful walking and cycling routes and Hillend Snowsports Centre. Local catchment schools include Frogston Primary School, St Catherine's RC Primary School and Gracemount High School. The fantastic museums and attractions of Edinburgh City Centre are easily accessed via bus or car and the property is also well located for access onto the City Bypass and Scotland's central motorway network.

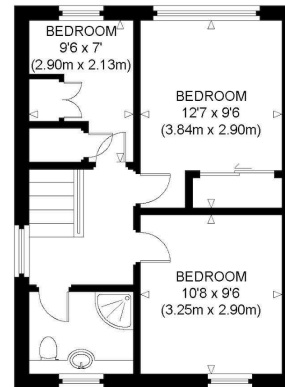




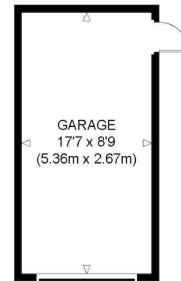




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 472 SQ FT / 43.9 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 404 SQ FT / 37.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 154 SQ FT / 14.3 SQ M

MORTONHALL PARK BANK
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81.4 SQ M
EXTERNAL GARAGE AREA 154 SQ FT / 14.3 SQ M
TOTAL COMBINED FLOOR AREA 1030 SQ FT / 95.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.

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