

# 196 Mountcastle Crescent

MOUNTCASTLE, EDINBURGH, EH8 7SX



*BEAUTIFULLY DESIGNED WITH A BREATHTAKING  
GARDEN AND DETACHED GARAGE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is thrilled to present this beautifully designed and extended three-bedroom end-terraced home in the highly desirable area of Mountcastle. Thoughtfully upgraded to maximize space and natural light, this stunning property seamlessly blends style, comfort, and functionality, perfect for families and professionals alike.



The heart of the home is the spacious living area, which flows effortlessly into the fully fitted kitchen and dining space, designed with both practicality and elegance in mind. Large glass doors lead directly to the wonderfully landscaped garden, creating a seamless indoor-outdoor living experience, perfect for entertaining or unwinding in a peaceful setting.







**Dining Room**



Kitchen/Diner





Upstairs, you'll find three well-proportioned bedrooms, including a stylish master bedroom with built-in storage. The contemporary family bathroom is finished to a high standard, complementing the home's sleek design.





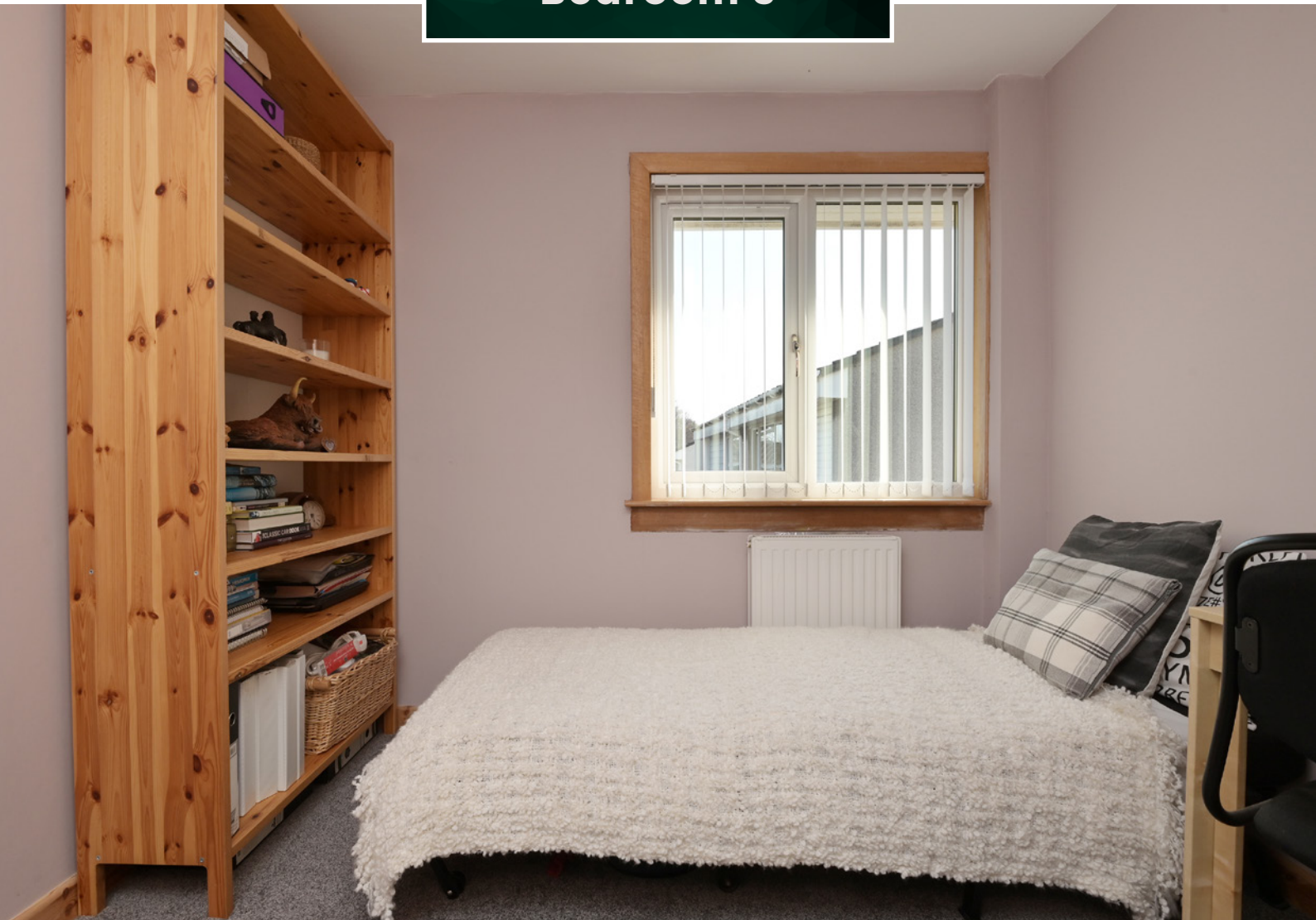
**Bedroom 2**



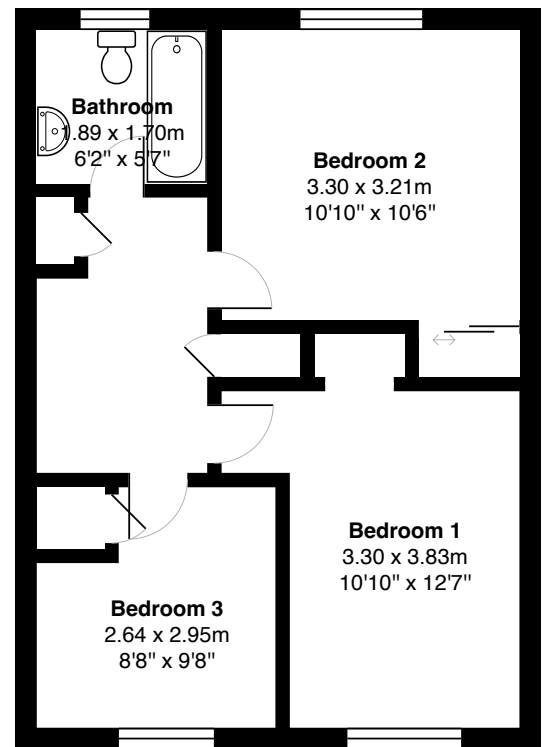
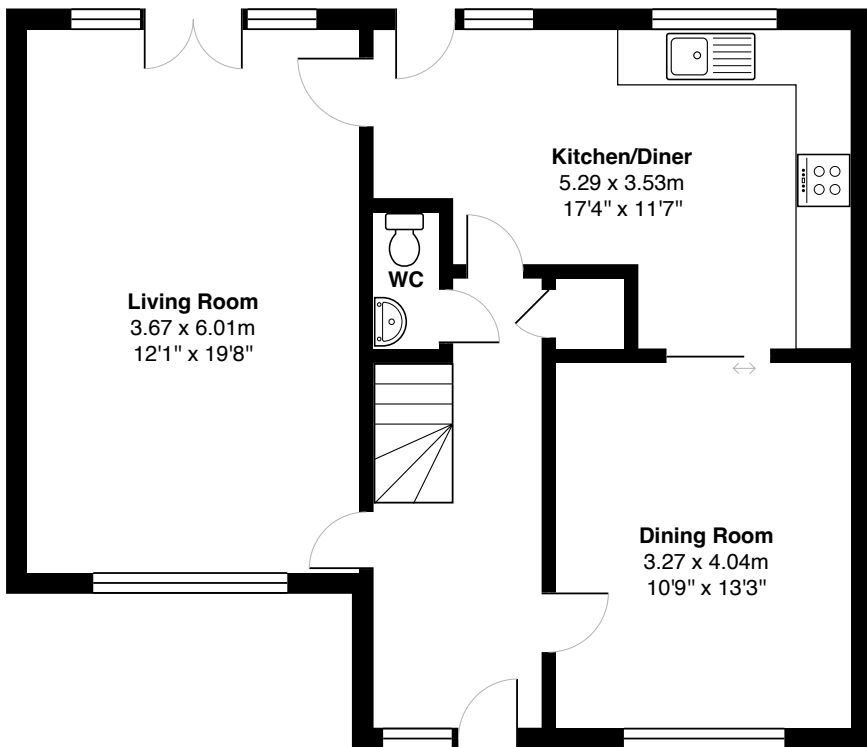




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup>

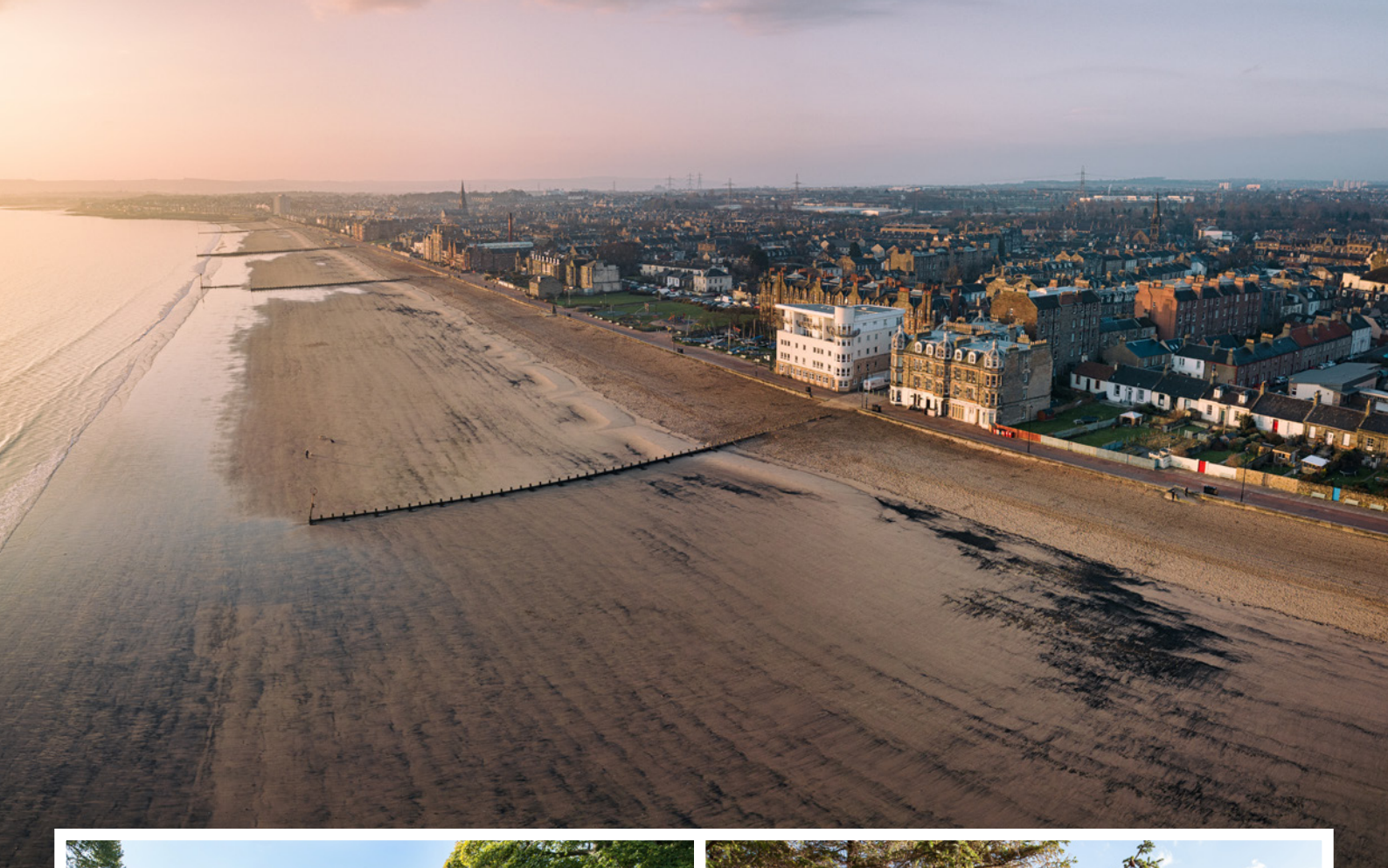
EPC Rating: C

## Floor Plan

Further benefits include gas central heating, double glazing, ample storage throughout, and private off-street parking and a detached garage, providing additional storage or secure parking.

This exceptional home, with its stunning extension and beautifully designed garden, must be seen to be fully appreciated, early viewing is highly recommended!

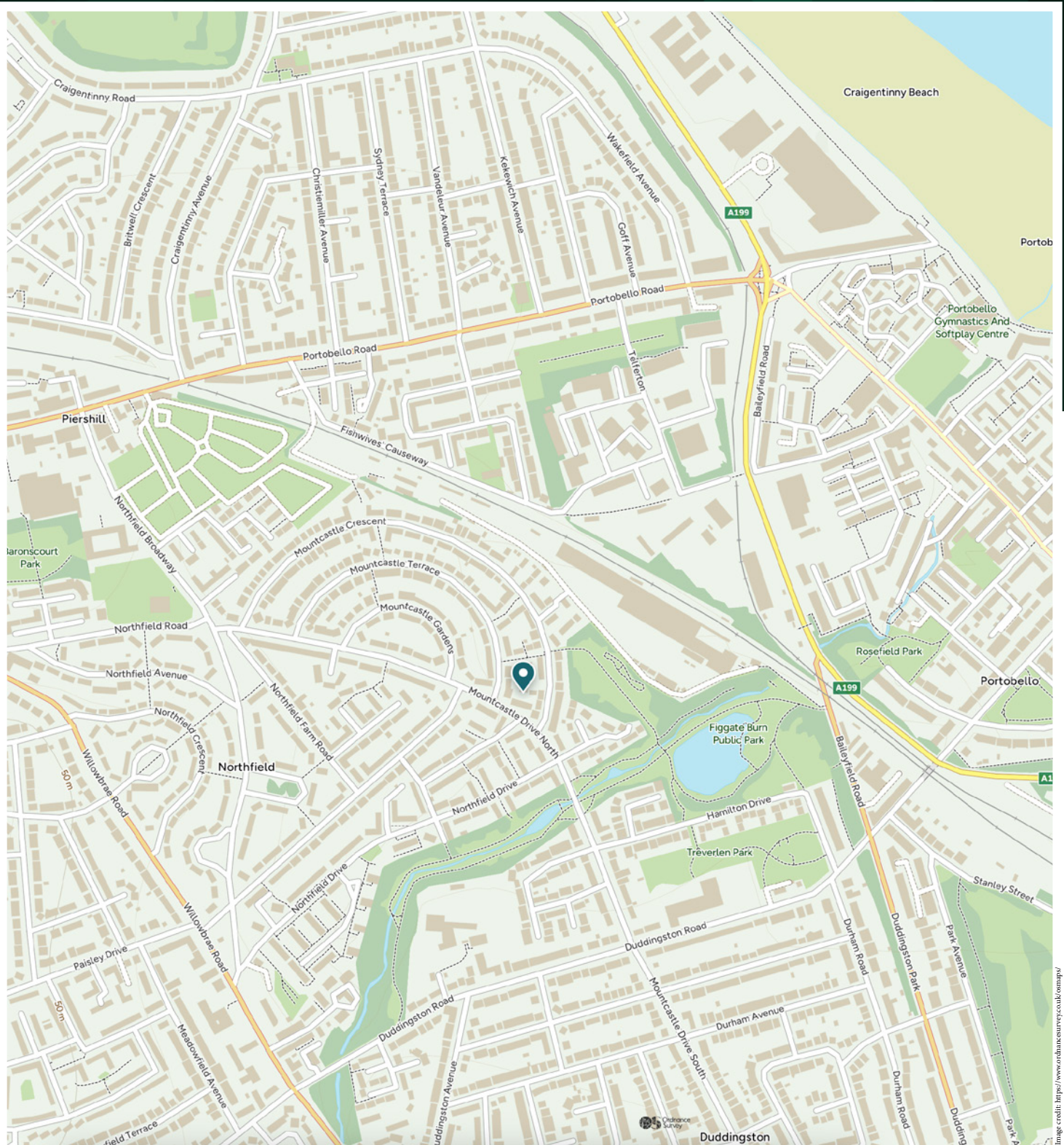




The property's prime location in Mountcastle offers excellent local amenities, top-rated schools, and fantastic transport links to Edinburgh city centre. Duddingston is a popular residential area of Edinburgh which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park which has a multitude of stores. There are primary and secondary schools locally and the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area to and from the City Centre and many other parts of the city and some surrounding areas giving easy access to the many cultural, educational and recreational venues. Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.