

**56 Mountcastle Drive  
North,  
Edinburgh, EH8 7SW  
Offers Over £290,000**

- Large living/dining room featuring gas central heating
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Three double bedrooms
- Family bathroom fitted with three-piece suite and electric shower over the bath
- Conservatory
- Large attic room
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway and single garage

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**



1



3



1



EPC E





## Terraced

This generously sized three-bedroom end-terraced house, located in the highly sought-after area of Duddingston, presents a fantastic opportunity for families and first-time buyers alike. Offering spacious living accommodation and private garden areas, this property has superb potential and early viewing is highly recommended.

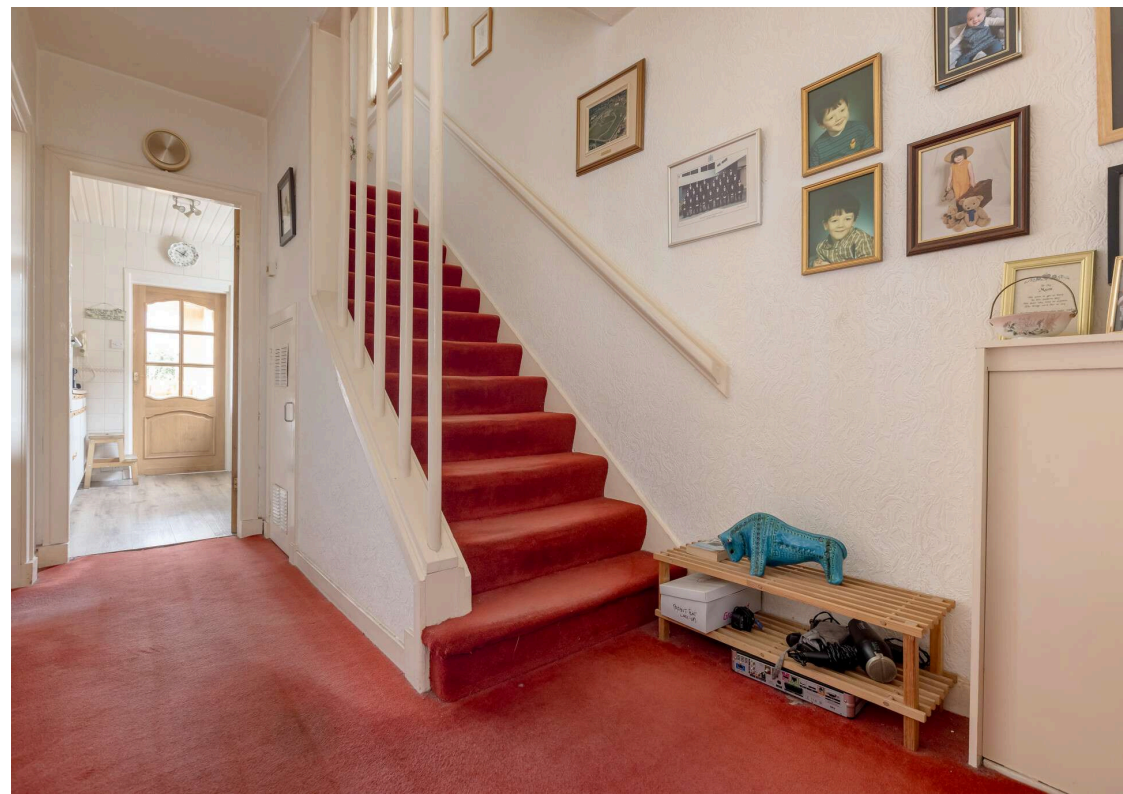
The accommodation comprises a bright and spacious living/dining room, complete with a feature gas fireplace—an ideal space for entertaining friends and family. The galley-style kitchen is fitted with a range of wall and base units, an electric hob and oven, and comes complete with white goods included in the sale. To the rear, a large south-facing conservatory provides direct access to the garden and creates a perfect space to relax and enjoy the sunshine. The property boasts three well-proportioned double bedrooms, two of which benefit from built-in wardrobes, offering excellent storage solutions. The family bathroom is fitted with a three-piece suite and features a mains shower over the bath. From the landing, access is provided to a fully floored attic room, which offers excellent scope for conversion (subject to the necessary planning permissions). Further benefits include gas central heating, double glazing throughout, and ample off-street parking, including a single garage. The well-maintained south-facing rear garden provides a delightful outdoor retreat, ideal for summer relaxation or entertaining. **Please note:** No Warranties for systems

Duddingston, one of Edinburgh's most scenic areas, offers outstanding natural beauty right on your doorstep. The neighbourhood provides an array of outdoor activities, from walking, cycling, and hiking in Holyrood Park to enjoying a round of golf at Duddingston or Portobello Golf Club. Residents enjoy excellent local services and amenities, particularly on nearby Portobello High Street, with its selection of traditional shops, cafes, pubs, and restaurants. Popular with families seeking a more relaxed lifestyle, the property is within the catchment area for top-rated local schools. With easy access to the Edinburgh City Bypass and the A1, travel across the city and beyond is swift and convenient.

**Viewing by appointment on 0131 337 1800**





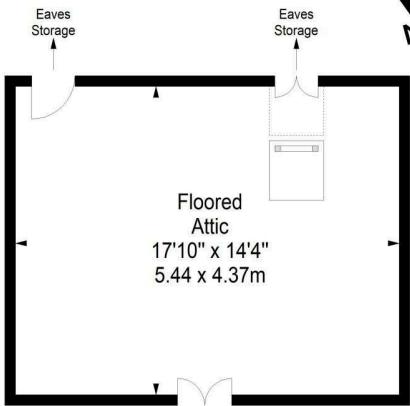




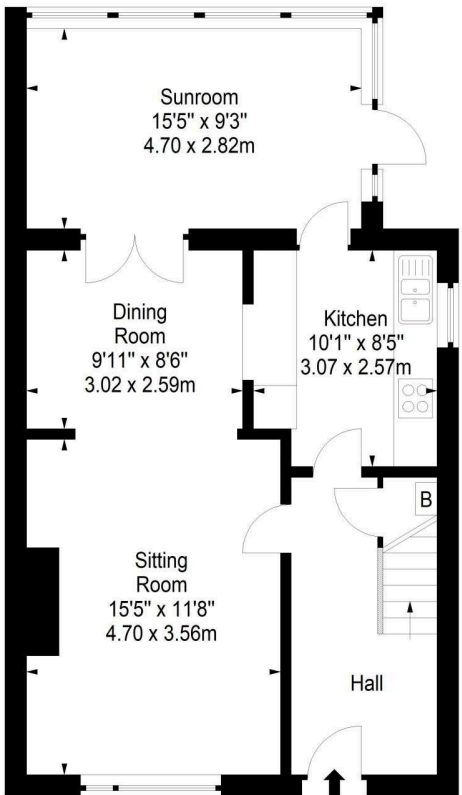
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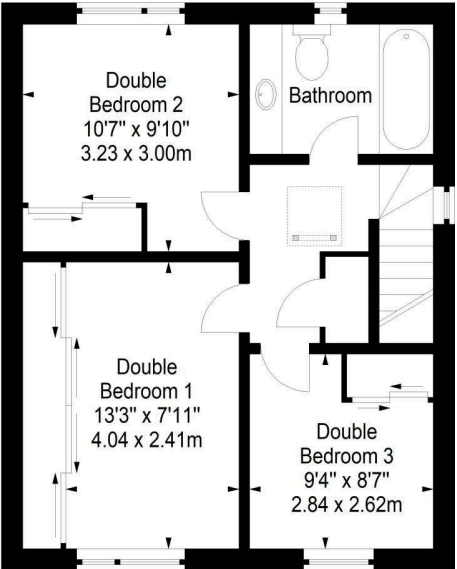
Approx. Gross Internal Area  
1082 Sq Ft - 100.52 Sq M  
Attic  
Approx. Gross Internal Area  
253 Sq Ft - 23.50 Sq M  
Garage  
Approx. Gross Internal Area  
175 Sq Ft - 16.26 Sq M  
For identification only. Not to scale.  
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Attic



Ground Floor



First Floor



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