



7 Longstone Cottages, Edinburgh, EH14 2AU

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Delightful and charming semi-detached three bedroom extended property of immense appeal positioned within a well-established residential area enjoying an extremely convenient location, close to a good range of amenities and super transport links. The property has been extended carefully by the current owners offering excellent modern day flexible living over two floors whilst further benefitting from gardens to the front, side and rear along with a driveway. Given how rare these properties become available we would recommend an early viewing

- Reception hallway.
- Bright and spacious living room, front facing.
- Fully fitted kitchen with a good range of wall and base units along with integrated appliances, American style fridge freezer included, door accesses the rear garden.
- Spacious dining/family area.
- Master bedroom located on the ground floor with en-suite.
- Staircase to upper level, hatch to floored attic
- Double bedroom front facing with wall to wall built in storage, useful storage cupboard.
- Rear facing double bedroom with built in wardrobe storage.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Enclosed rear garden with a decking area, garden sheds included.



Location

The property is located in the Longstone area of Edinburgh, which lies to the south west of the city centre. The property is well positioned to take advantage of shops serving the local community including an Asda supermarket at nearby Chesser. Further shops, banks, building societies and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach, together with the city centre itself with many shopping and recreational facilities. Schooling is well represented from nursery to senior level and an efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach

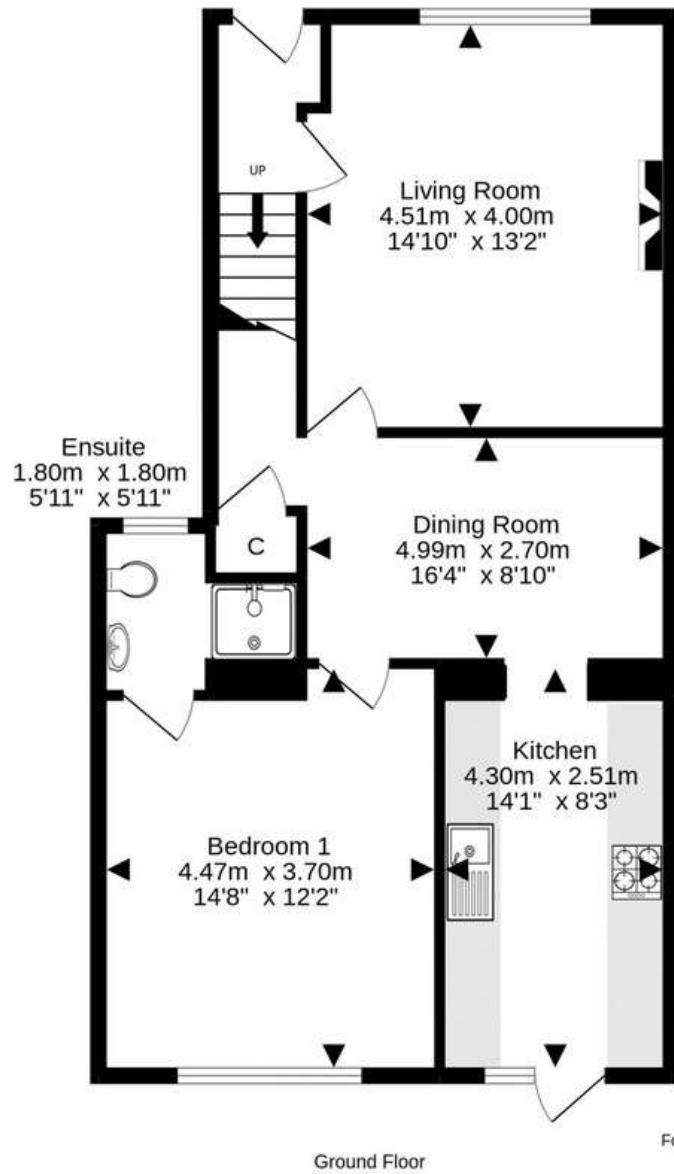
Extras

The integrated kitchen appliances, curtains, blinds, fitted floor coverings and garden shed.

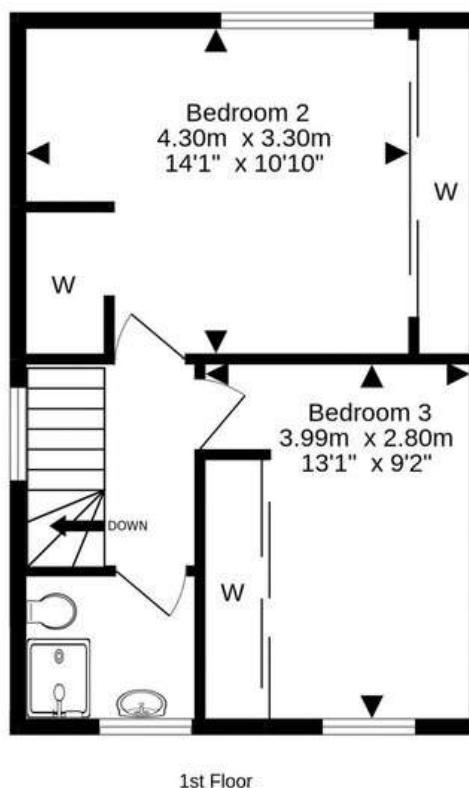
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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