



32 Longstone Grove, Edinburgh, EH14 2BU

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McDougall McQueen present to the market this rarely available four bedroom terraced townhouse arranged over three floors with a fully enclosed rear private garden forming part of an established residential area which is popular with professionals, families and buy to let investors. The property is ideally located in the popular Longstone area of Edinburgh close to many local amenities, schooling, and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Ground floor reception hallway with cupboard housing the boiler (installed 2020).
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- First floor bright and spacious living room rear facing with direct access to the enclosed rear garden.
- Front facing double bedroom located on the second floor.
- Rear facing double bedroom located on the second floor.
- Single bedroom located on the second floor.
- Large double bedroom front facing located on the top floor.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- WC and wash hand basin located on the third floor.
- Gardens to the front and rear.
- Gas central heating. & double glazing.
- Residents and visitors parking bays.



## Location

Longstone is a very popular residential location approximately three miles southwest of the city centre and is in catchment for Firhill High School. It is well placed for access to local amenities including a Sainsbury's supermarket just a short distance away on Inglis Green Road. Just a little further away is a 24hr Asda supermarket at Chesser, additionally the Gyle Shopping Centre is within easy reach. The nearby Edinburgh Corn Exchange provides a great entertainment complex including cinema, live music acts, ten pin bowling and even indoor football facilities. The Water of Leith offers a great place for a quiet stroll or cycle. Regular bus services along Kingsknowe Road North and Longstone Road provide quick access to and from the city centre. There is easy access to the A71 Calder Road, which provides motorists with a direct link to the city bypass, and in turn leads to South Gyle, Edinburgh International Airport and the motorway network.

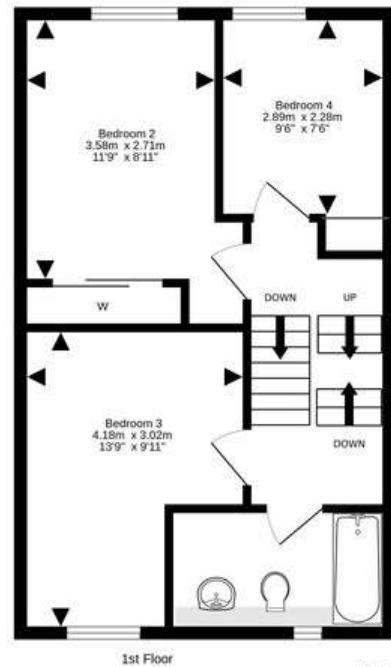
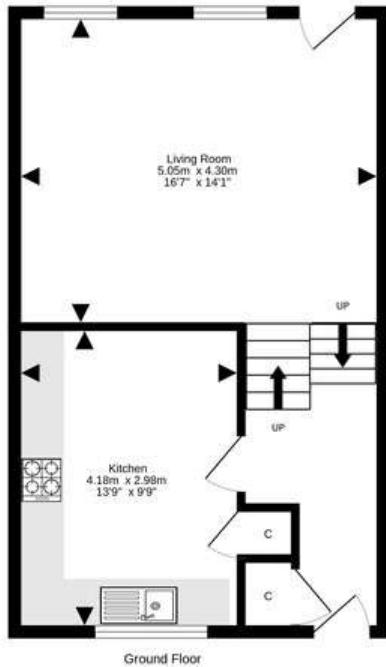
## Extras

Included in the sale are the integrated kitchen appliances, fitted floor coverings and fixtures & fittings.

## Price & Viewing

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

## EPC Band - C



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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