



2/8 Inglis Green Gait

Longstone, Edinburgh, EH14 2LG

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Summary

Forming part of an established modern development in Longstone, this third/ top-floor flat offers two bedrooms, a spacious reception room, a kitchen, and a bathroom, as well as a partially floored storage loft (accessed via the hall by a Ramsay ladder), plus access to shared gardens and private residents' parking. The flat represents an ideal purchase for first-time buyers, city professionals, couples, and rental investors alike and it lies on the edge of open parkland and the Water of Leith, as well as being close to excellent local amenities.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Established modern development in Longstone
- Well-presented interiors
- Secure shared entrance
- Welcoming hall with storage
- Good-sized living/dining room
- Two double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Partially floored loft for storage
- Lovely shared gardens
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C





Established modern
development in Longstone with
well-presented interiors







Two double bedrooms with
built-in storage and lovely
shared gardens

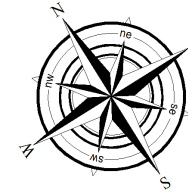




Floorplan

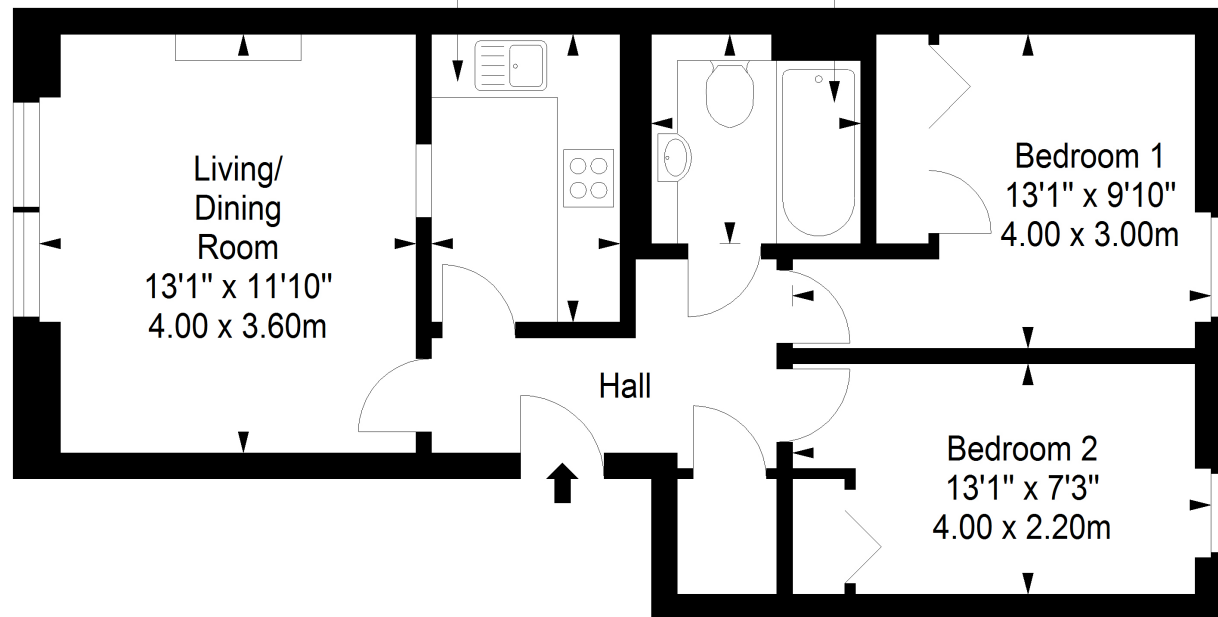
Third Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



Kitchen
9'0" x 5'11"
2.75 x 1.80m

Bathroom
6'7" x 6'7"
2.00 x 2.00m



Total area: approx. 50.8 sq. metres (546.8 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.