



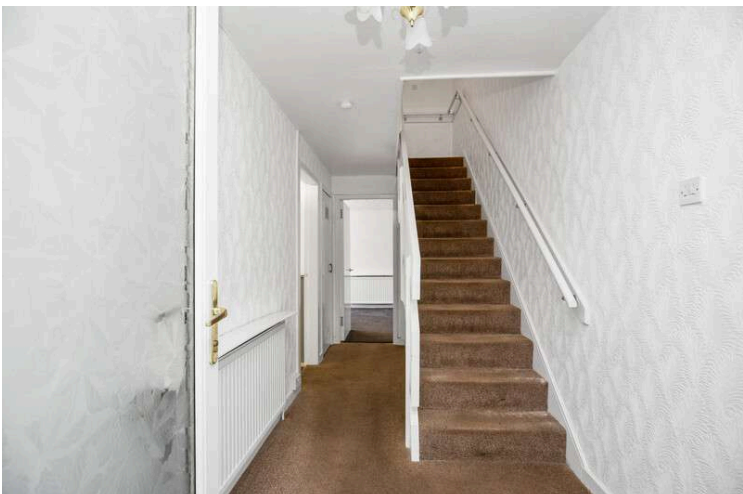
9 Longstone Park, EDINBURGH, EH14 2BL

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



Fabulous first time buy or rental opportunity, this two bedroom end of terrace villa offers bright and spacious accommodation with private gardens. The property is ideally located in a quiet cul-de-sac within the popular residential Longstone area of Edinburgh close to many local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch.
- Welcoming hallway with a useful storage cupboard.
- Bright and spacious living room with sliding doors allowing direct access to the enclosed rear paved garden.
- Dining kitchen with a range of wall and base units along with useful storage cupboards.
- Staircase to the upper level, linen cupboard.
- Double bedroom rear facing.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over, hatch to attic space.
- Gas central heating.
- Double glazing.
- Enclosed rear garden.
- Residents and visitors parking.



## Location

The property is located within the popular Longstone area of the City, well positioned to take advantage of day-to-day shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Edinburgh West Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores are both within easy reach. Schooling is well represented from nursery to senior level with Longstone Primary school and Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. Kingsknowe Railway Station is within a short walking distance and The Union Canal and Colinton Dell are also close by with Redhall Park within walking distance.

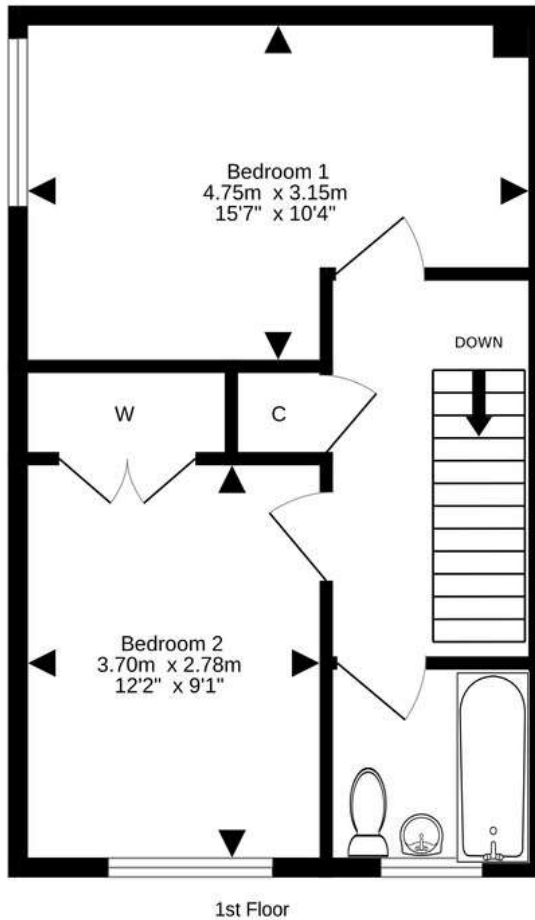
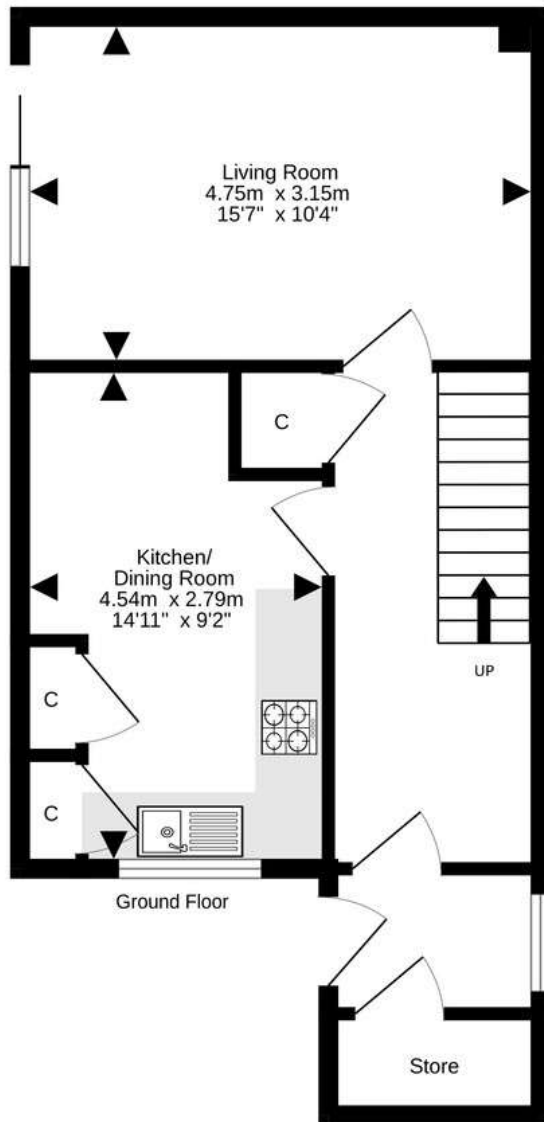
## Extras

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

## 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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

