










Offers Over

£129,995

30/5 Longstone Park

Longstone | Edinburgh | EH14 2BL

This bright and airy first floor flat forms part of an established leafy development within the everpopular residential area of Longstone, close to good local amenities and well placed for commuting. Now in need of some upgrading/modernisation the property would undoubtedly appeal to first-time buyers, professionals or investors and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band – A



Description

In brief the accommodation comprises; welcoming entrance hallway with useful storage cupboards, good size dual aspect reception/dining room with doors accessing balcony, fitted kitchen with excellent storage cupboards, two well-proportioned double bedrooms, and three-piece bathroom suite with shower over bath. Further benefits include gas central heating, double glazing and external storage cupboard.



Extras

All fitted floor coverings will be included in the sale. Due to the condition of the property, it will be sold as seen.

Gardens & Parking

The property is pleasantly situated within leafy communal grounds with ample residents parking to the front and side.

Viewing

By appointment through Neilsons 0131 625 2222.

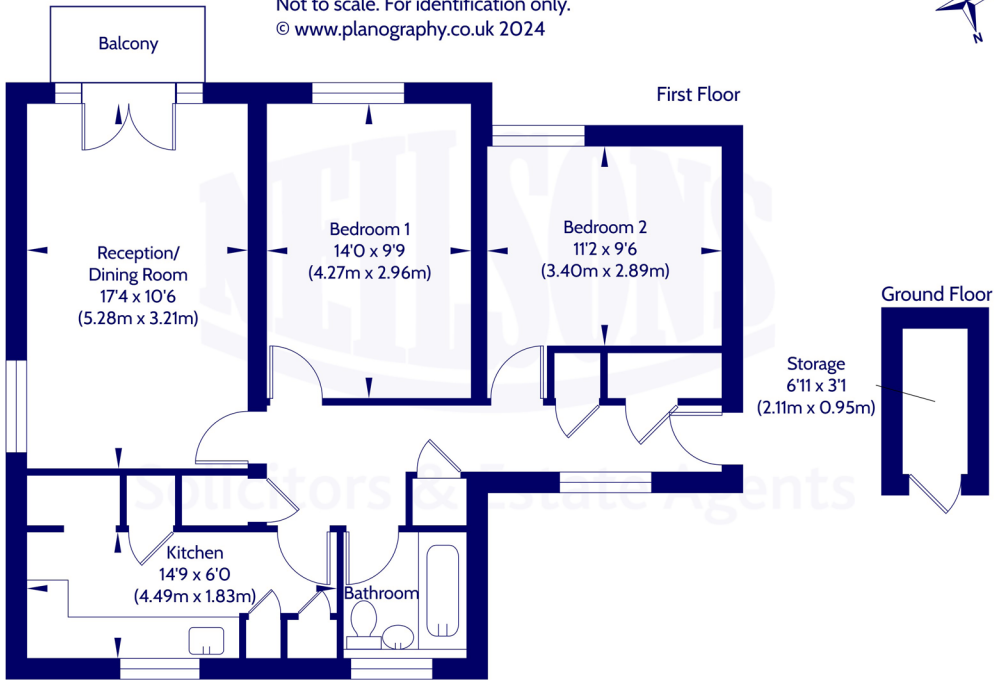




Location

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford 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 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. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away.

Approx. Internal Area 68.66 Sq M / 739 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2024



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

