



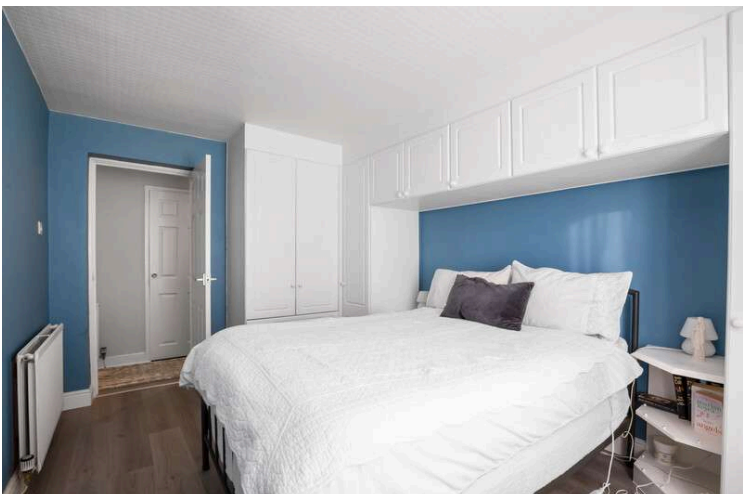
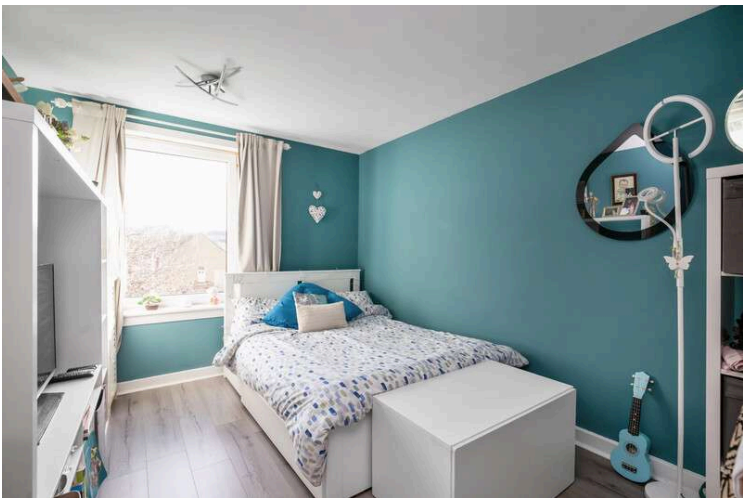
66/12 Longstone Street, EDINBURGH, EH14 2DA

www.mcdougallmcqueen.co.uk



A fabulous first time buy this well-proportioned two bedroom second floor flat offers bright and spacious accommodation along with ample parking and communal garden areas. This property makes an excellent first time buy or investment opportunity, with two double bedrooms it would also be ideal for a small family. The property is ideally located in the popular Longstone area of Edinburgh lying to the south-west of the City close to many local amenities and transport links. We would recommend an early viewing.

- Secure entry system
- Reception hallway with excellent storage.
- Bright and spacious dual aspect living room.
- Fitted kitchen with a range of wall and base units along with integrated oven, hob and hood.
- Front facing double bedroom with built in wardrobe storage.
- Further double bedroom front facing.
- Bathroom presented as a modern shower room comprising WC, wash hand basin and vanity storage, corner shower unit and ladder radiator.
- Gas central heating.
- Double glazing.
- Communal garden areas and drying greens.
- Ample residents and visitors parking.



Location

Longstone is an established residential area, situated roughly four miles south-west of the city centre, offering a good variety of local shops and amenities together with a Sainsbury's superstore at Inglis Green Road, and an Asda superstore at Chesser. Further high-street shopping is available at South Gyle and Hermiston Gait retail parks. Schooling within this vicinity is well-represented from nursery to senior level, with Edinburgh College and the Sighthill Campus of Napier University easily accessible. Leisure opportunities include the Kingsknowe Golf Course and local bowling clubs, along with delightful walks along the Colinton Dell. Kingsknowe rail station is close by, whilst regular bus services are available from Longstone Road.

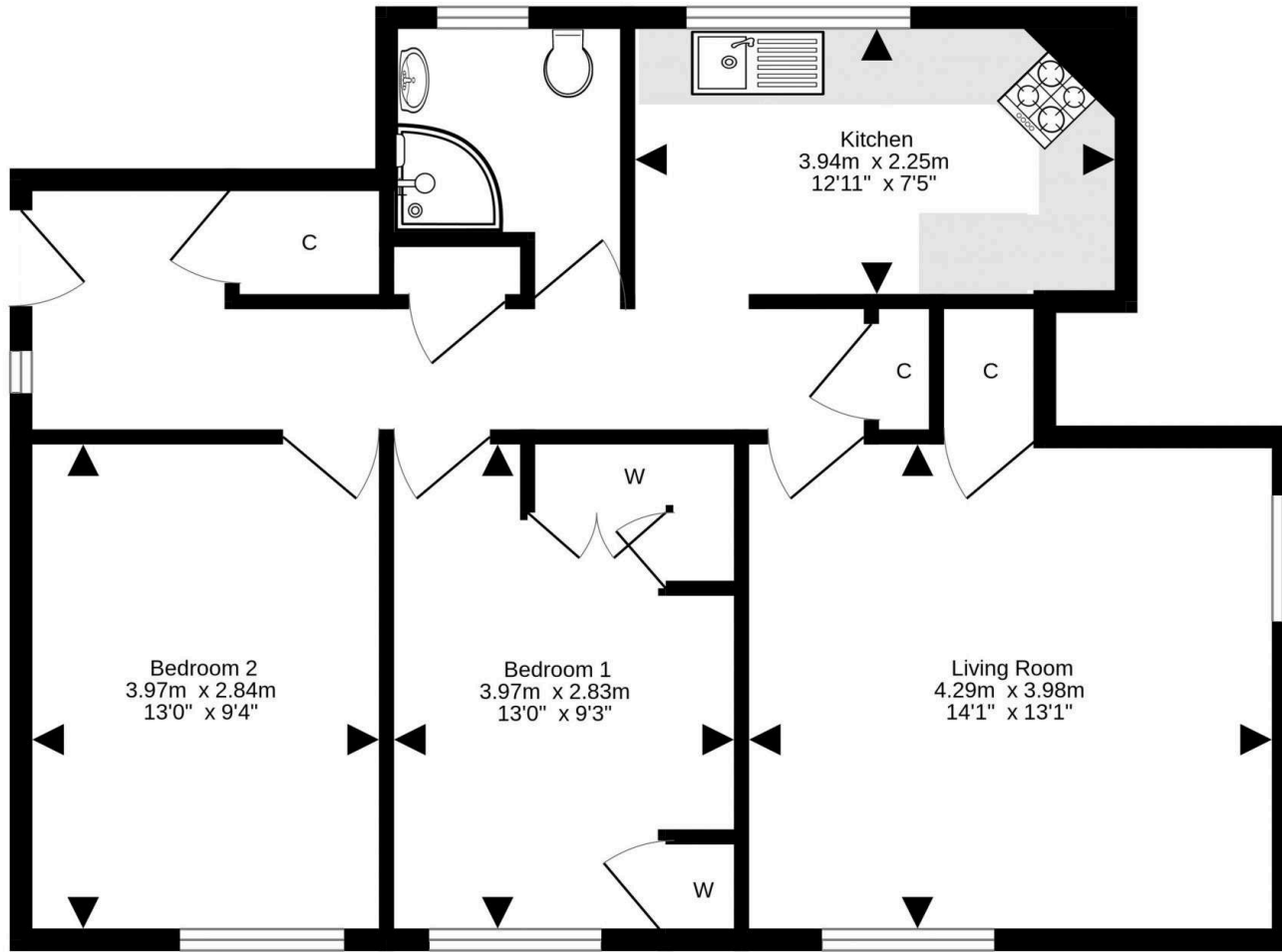
Extras

Included in the sale are the integrated oven, hob and hood, fixtures & fittings and all floor coverings.

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.
Made with MetroPix ©2024



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
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.

