






Offers Over
£135,000

80/3 Longstone Street

Longstone | Edinburgh | EH14 2BZ

This attractive and spacious first floor flat with useful private external storage is quietly situated within the popular Longstone area of the City, close to excellent local amenities and transport links. In move-in condition the property would appeal to the first time buyer or young professionals and early viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private external storage
Communal grounds
-  On-street parking
-  EPC rating - C
-  Council tax band – Ba



Description

In brief the accommodation comprises; welcoming entrance hallway with excellent built-in storage cupboards, generously proportioned and bright dual-aspect lounge/dining, stylish fitted kitchen, light and airy principal bedroom, further good sized double bedroom and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, integrated oven/hob and wardrobes in bedroom 1.

Gardens & Parking

The property is surrounded by well maintained communal garden grounds and ample on-street parking is available to the front and surrounding area. There are two excellent useful external storage cupboard located within the stairwell (one with electricity supply).

Viewing

By appointment through Neilsons (0131 625 2222).

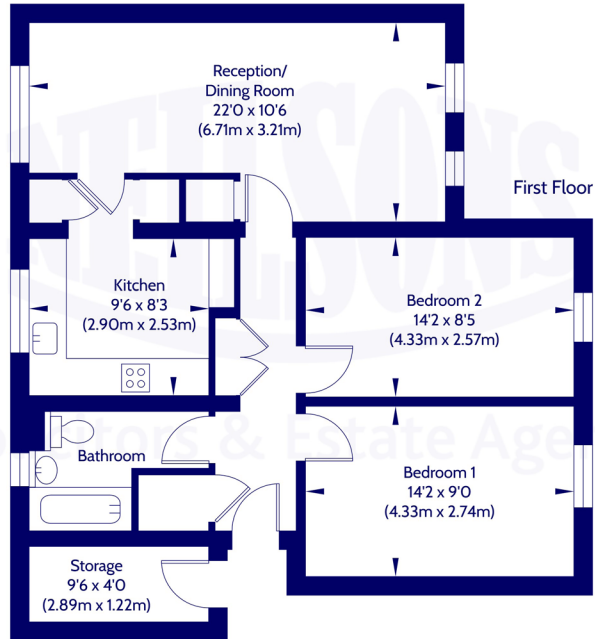




Location

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 24 hour 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 68.61 Sq M / 739 Sq Ft.
Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

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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

