










Offers Over  
**£175,000**

## 5/1 Inglis Green Gait

Longstone | Edinburgh | EH14 2LG

This well-proportioned ground floor flat with residents parking and leafy communal grounds, forms part of an established modern courtyard development, close to excellent day to day amenities and well placed for convenient commuting. The property would undoubtedly appeal to first time buyers, professionals, people looking to downsize or investors. Early viewing is highly recommended.

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



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage cupboard, light and airy reception room with electric fireplace, stylish fitted kitchen with wall and base mounted units and appliances, two good sized double bedrooms with fitted wardrobes, and contemporary bathroom with three-piece white suite and shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

## Gardens & Parking

The property is well positioned within leafy landscaped communal grounds and ample residential parking can be found within the development.

## Factor

James Gibb is the factor for the development with a quarterly fee of approx. £200. This include maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

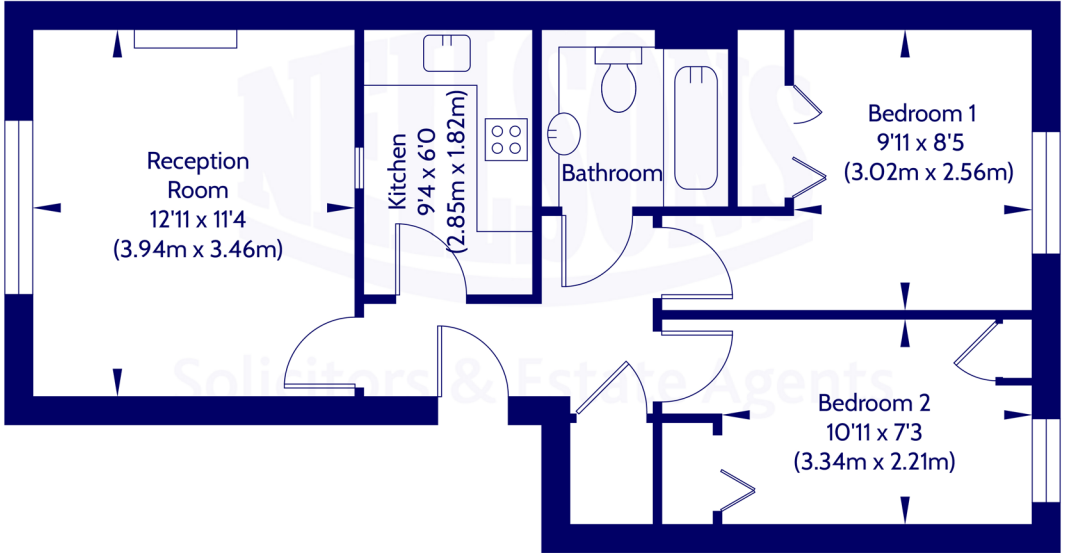
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle 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.

## Ground Floor

Approx. Internal Area 49.16 Sq M / 529 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.



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



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