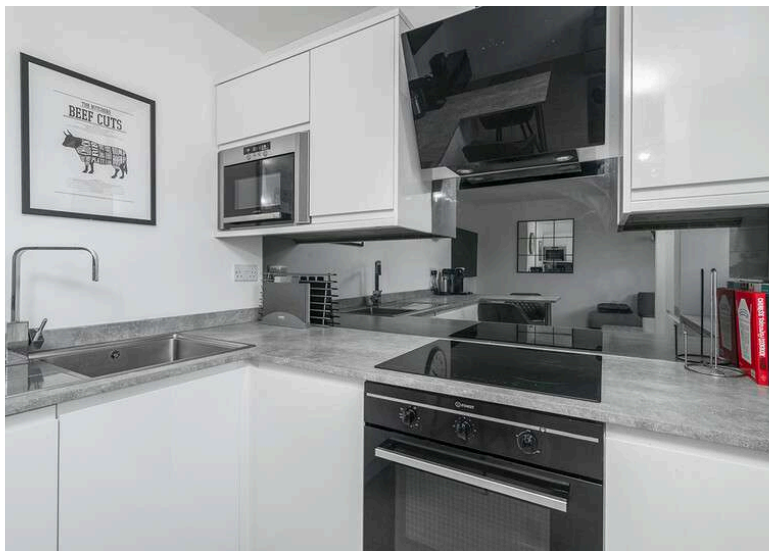
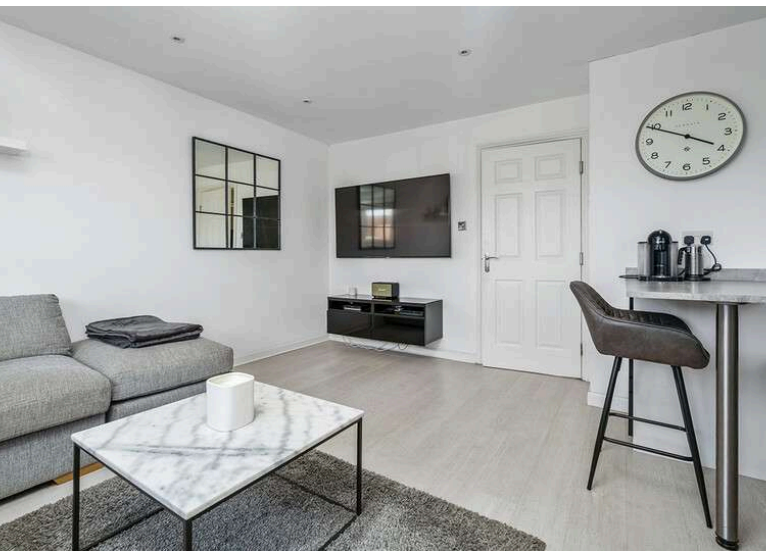




1/7 Inglis Green Rigg, Longstone
Edinburgh, EH14 2LF



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1/7

Inglis Green Rigg, Longstone

Representing an ideal purchase for the first time buyer or professional, this bright top floor flat offers easily manageable and attractively presented accommodation in a quiet cul-de-sac location conveniently positioned close to an excellent range of local amenities and facilities.

- Two bedroomed top floor flat
- Secure entryphone system
- Gas central heating and double glazing
- Communal landscaped grounds
- Private residents parking
- Attic storage space
- Lounge
- Kitchen
- 2 Double bedrooms
- Shower room

Home Report: £190,000

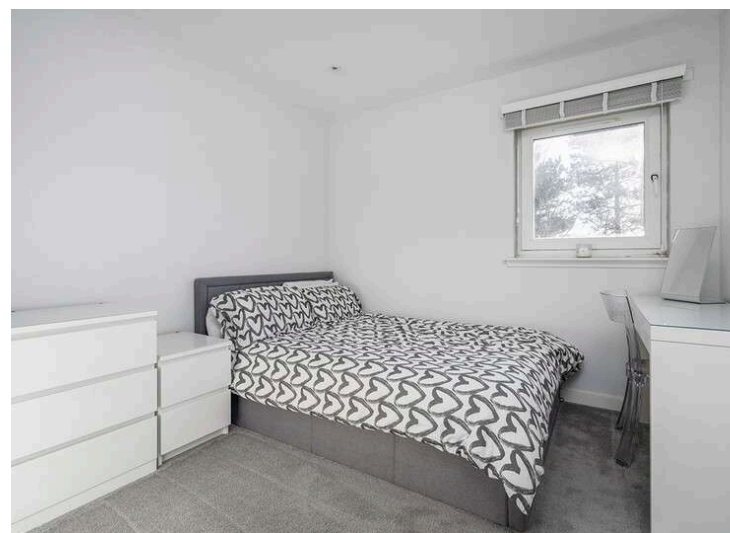
EPC Rating: C

The flat is entered off a well kept common stairway with security entryphone and comprises entrance hall, lounge with open plan fitted kitchen area, two double bedrooms with built-in wardrobes and shower room. It has gas central heating, double glazing, an excellent volume of attic storage space and is set within well-maintained areas of shared garden grounds. Ample residents and visitors parking is also available.

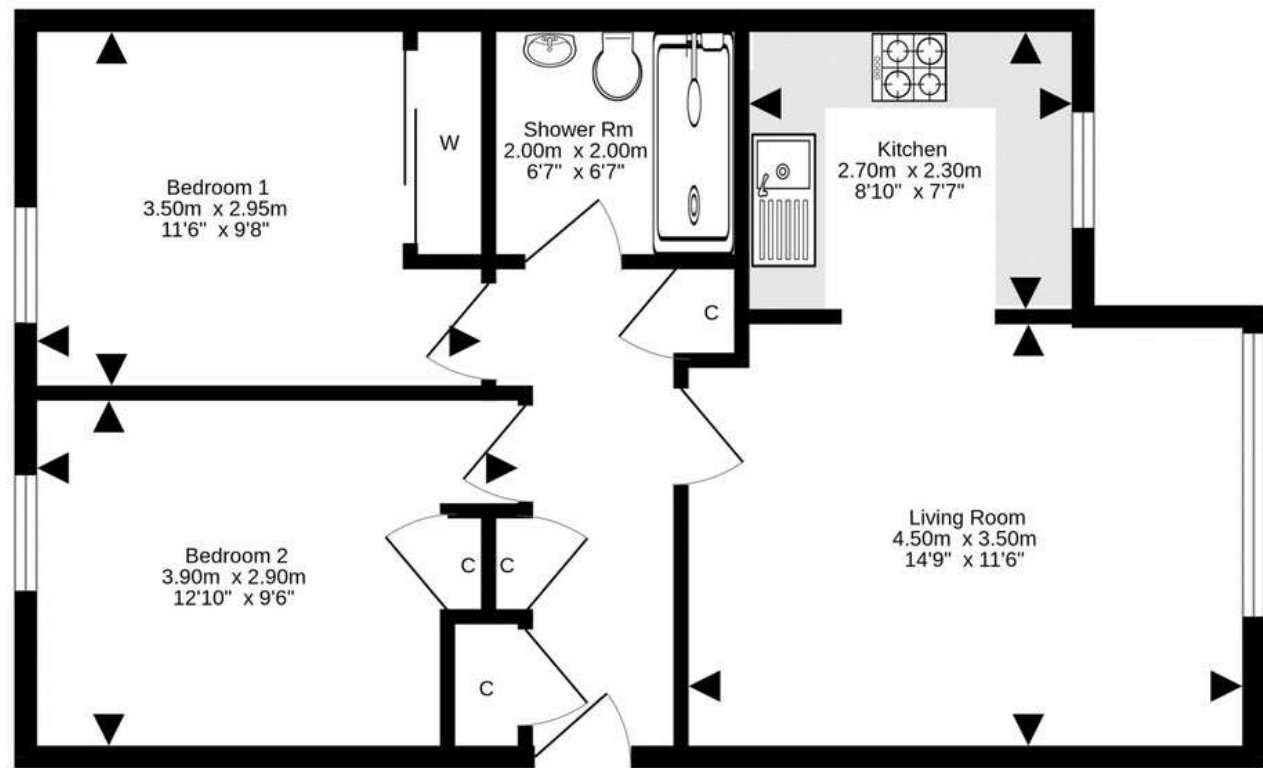
Early viewing is highly recommended to fully appreciate what is on offer.

Extras - To include integrated appliances (fridge/freezer, electric oven and hob, microwave, washing machine and wine fridge) carpets and window blinds.

Factor - The development is factored by James Gibb at a current cost of approx £1000 Per annum. This cost includes block buildings insurance, stair cleaning and landscaping of the communal grounds



The area is served by excellent local services and amenities, including Sainsbury's and an Asda superstore just a short drive away, while neighbouring Colinton, with its quaint selection of independent shops and businesses, offers a traditional shopping experience. Residents of Kingsknowe have a wealth of outdoor activities right on their doorstep, from a relaxed stroll along the Water of Leith Walkway or a round of golf at Kingsknowe Golf Club, to invigorating hiking and mountain biking in the rugged Pentland Hills.



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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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.