



Offers Over

£235,000

114 Longstone Grove

Longstone | Edinburgh | EH14 2BX

Quietly situated within the popular and established residential district of Longstone, is this spacious, three bedroom, mid terraced house. Close to local amenities, commuting links and schools, the property is well presented throughout and would make an ideal home for professionals and growing families, with early viewing highly recommended.

-  3 bedrooms
-  1 public room
-  1 shower room plus WC
-  Private front and rear gardens
-  Unrestricted on street parking
-  EPC rating – C
-  Council tax band - C



Description

In move in condition, the accommodation is laid out over four levels. From the front door, you enter into a welcoming lounge with plenty of natural light from the large twin windows and then into a hallway with a cupboard and space for storage under the stairs. Steps lead up to the next level where there is a modern dining kitchen with a range of white wall and base units with co-ordinated worktops, a handy WC and a door to the rear garden. A second set of steps takes you to bedroom 2 with a built in wardrobe and shelved cupboard, and bedroom 3 with a storage cupboard with rail. On the top floor is the principle bedroom with a large built in wardrobe, and completing the accommodation is a stylish shower room with overhead rainfall shower.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, dishwasher and washing machine.

Gardens and Parking

There is a front garden and path to welcome you to the property, and to the rear is a private, enclosed garden with easy to maintain astro turf and a decked area, providing an ideal space for outdoor dining in the warmer months and a safe space for children and pets to play. There is ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





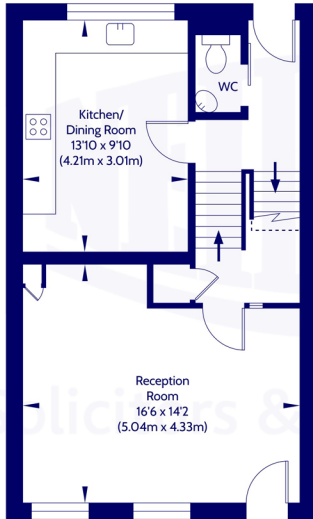
Location

The property is located 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 nearby as is the Edinburgh West Retail Park which includes an M&S Foodhall. Hermiston Gait Retail Park & The Gyle Shopping Centre, housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Edinburgh College and 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. Leisure opportunities nearby include Craiglockhart Sports Centre, Kingsknowe Golf Club, Nuffield Health and Fitness Centre, the O2 Academy, World of Football and World of Bowling. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away.

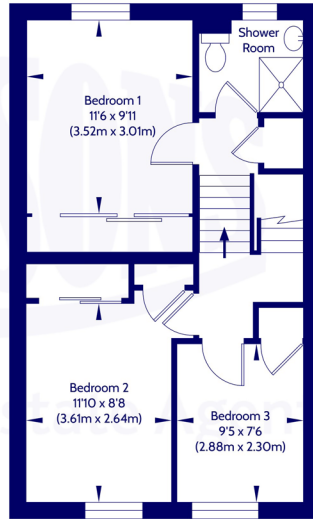




Approx. Gross Internal Floor Area 88.19 Sq M / 949 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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