



31 Longstone Grove, Edinburgh, EH14 2BT



Welcome

Welcome to Longstone Grove, this well-proportioned three bedroom lower villa offers excellent family accommodation. The property further benefits from private gardens to the front and to the rear, set in a quiet cul-de-sac with on street parking. Longstone is an established residential area popular with families, close to many local amenities, schooling and swift transport links. Given how rarely available three bedroom properties can be in this area, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Fitted kitchen, door accesses the garden.
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating - newly installed combi boiler.
- Double glazing throughout.
- Private gardens to the front and rear with side access.
- On street parking available.







Longstone

The property is located in the popular Longstone area of Edinburgh, 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, offering 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.

Extras

Included in the sale are the oven and cooker, fixtures & fittings and floor coverings.





Get in touch

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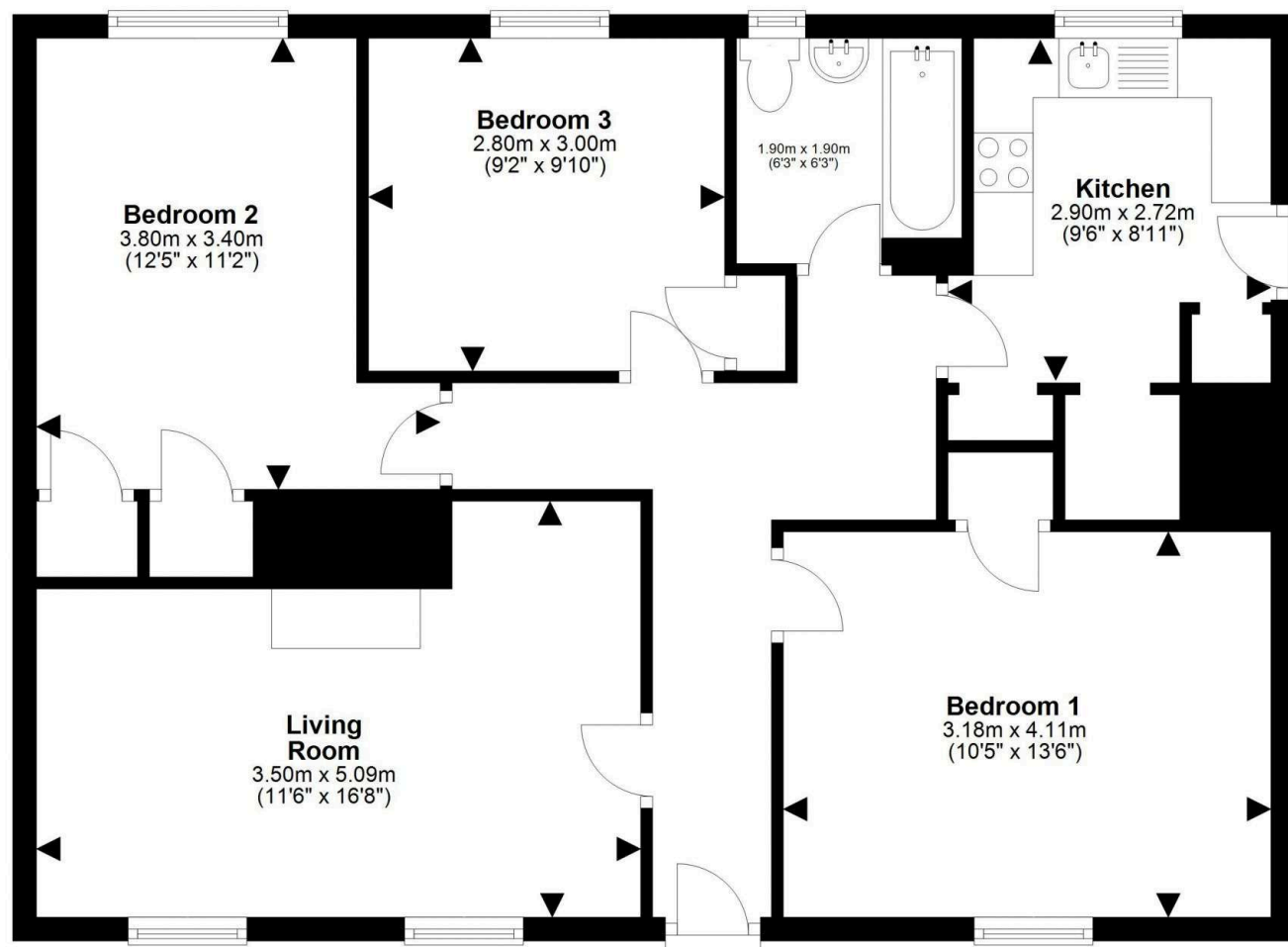
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Bruntsfield Office:

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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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

