

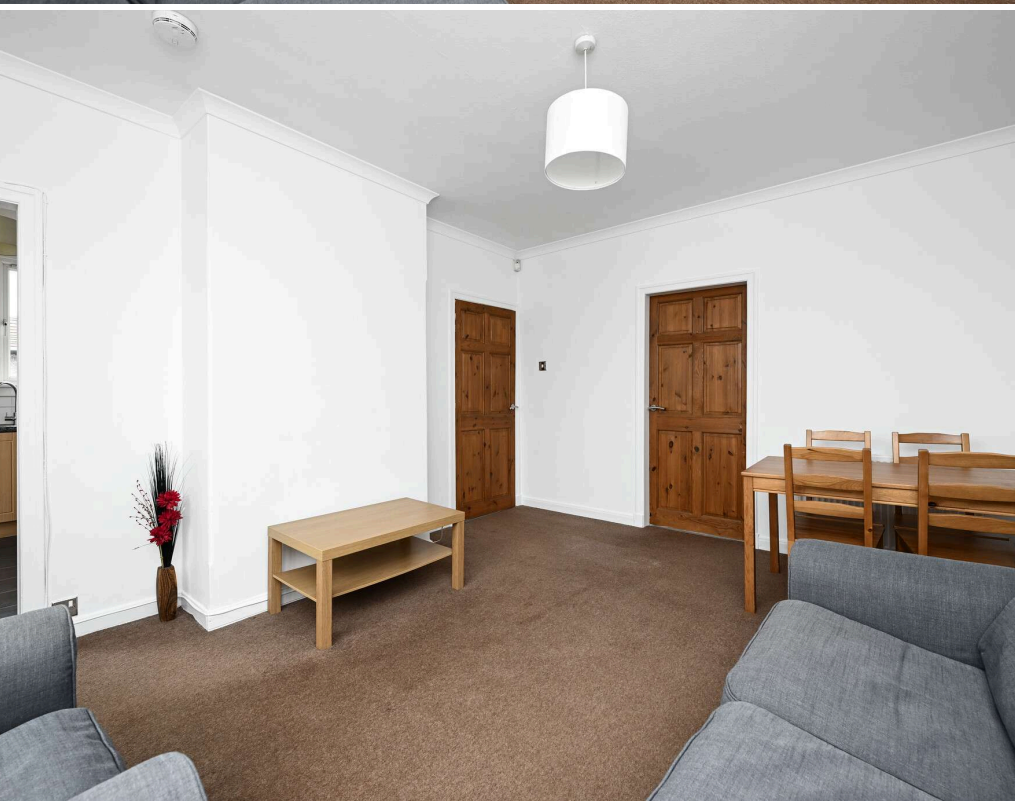


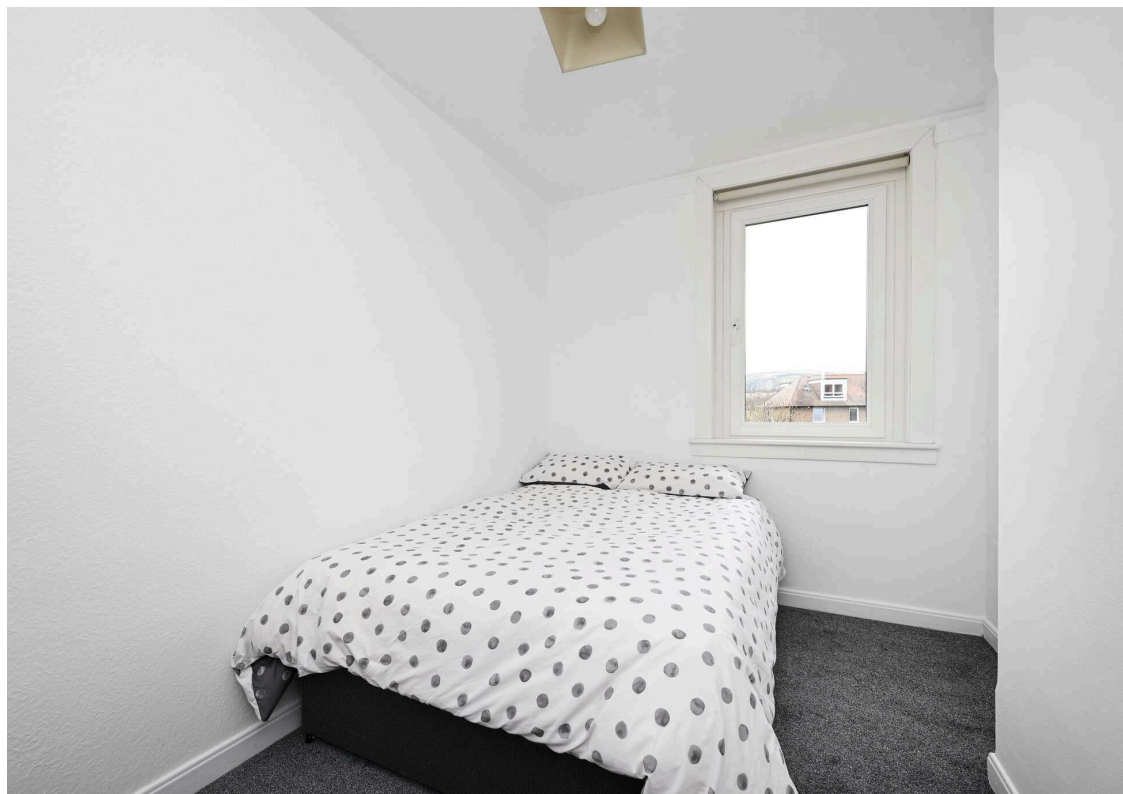


Welcome

Welcome to Longstone Road, this charming main door, two bedroom upper villa, located in the desirable Longstone area of Edinburgh, offers an excellent opportunity for first-time buyers, downsizers, or investors. The property boasts lovely views of the Pentland Hills, a spacious interior and a private garden to the rear, this well-maintained property is ideally situated for easy access to local amenities, transport links, and green spaces. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Fitted kitchen with integrated appliances.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing throughout.
- Private garden to the rear to include two garden sheds.
- On street parking available.







Longstone

Longstone is a popular residential area located to the south-west of Edinburgh's city centre. The area benefits from excellent local amenities, including shops, schools, and parks. It is well-served by public transport, with bus and tram links to the city centre, making it easy to access Edinburgh's main attractions, shopping, and cultural venues.

Nearby, you'll find a variety of recreational facilities, including the popular Union Canal for scenic walks and cycling, as well as a selection of local cafes and restaurants.

The property is also well-positioned for easy access to the Edinburgh City Bypass, providing convenient links to surrounding areas and the central belt.

Extras

Included in the sale are the kitchen appliances, white goods, fixtures & fittings and all floor coverings.





Get in touch

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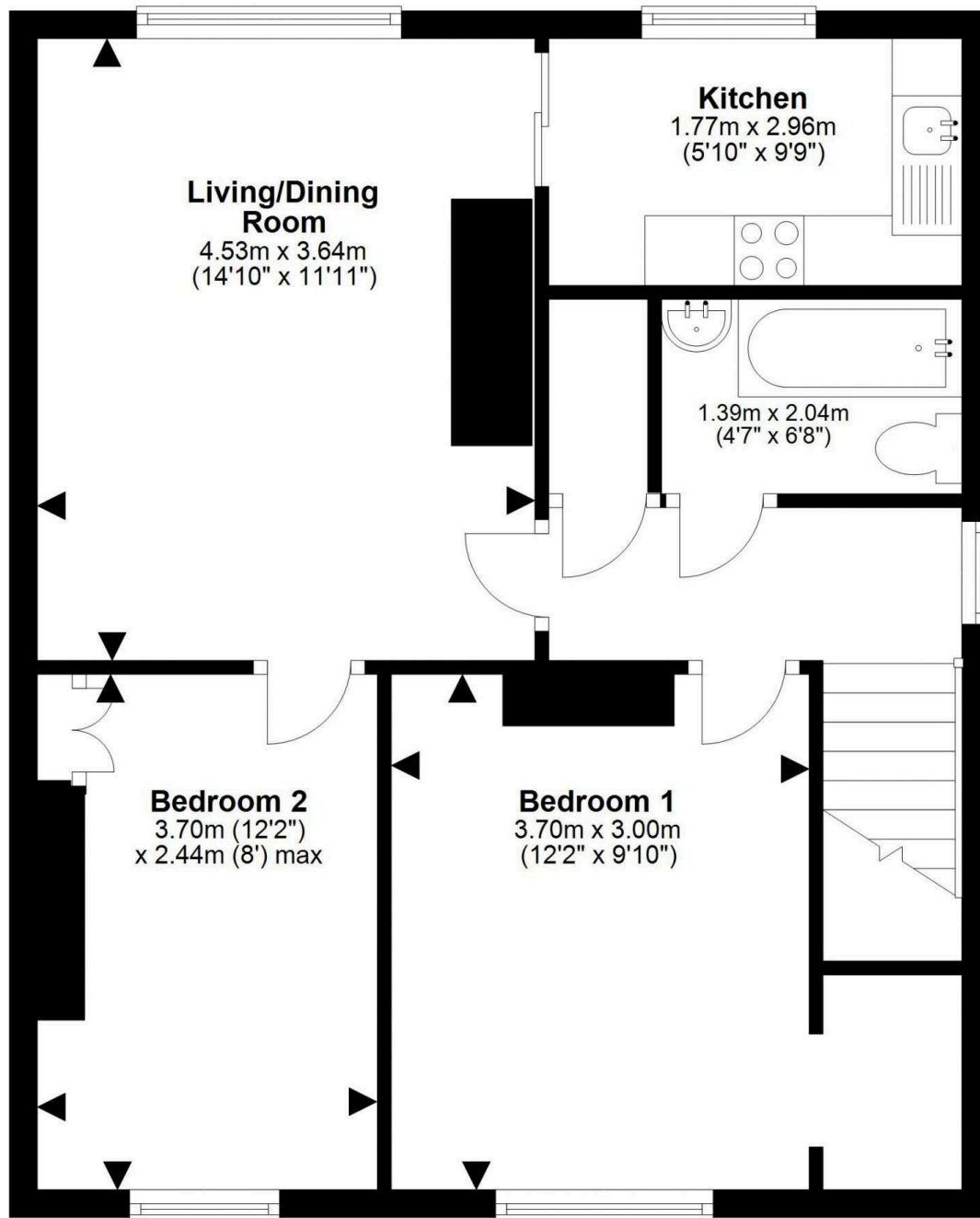
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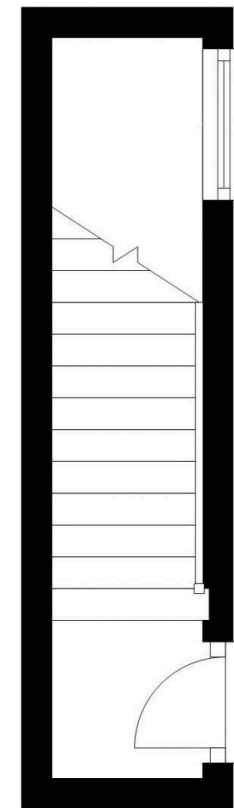
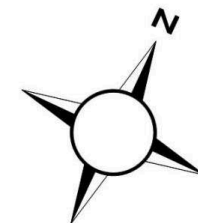
CHARTERED FIRM

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.



First Floor

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.



Ground Floor