



CLANCYS

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64/1 Longstone Street,

Edinburgh, EH14 2DA



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EPC

D



FREEHOLD

Description

A light and airy 2-bedroom ground floor flat, forming part of a well-established leafy courtyard development within the popular residential area of Longstone, close to great local amenities and well placed for public transport and road networks. The bright and spacious accommodation comprises; welcoming hallway, dual aspect living room, dual aspect kitchen, a large bedroom with fitted wardrobes and a contemporary bathroom with glass screen and shower over the bath. Further benefits include gas central heating, double glazing and good storage facilities including a useful lockable storage cupboard to the internal stair (located on the ground floor). Externally there are communal garden grounds surrounding the block and there is ample on street parking. Viewing is highly recommended.

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 closeby. Schooling is well represented from nursery to senior level along with Edinburgh College and Napier University. 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 include Craiglockhart Sports Centre, Kingsknowe Golf Club, Nuffield Health and Fitness Centre, the Corn Exchange, World of Football and World of Bowling. The Union Canal and Colinton Dell are also close by.

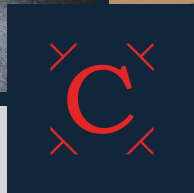
Extras

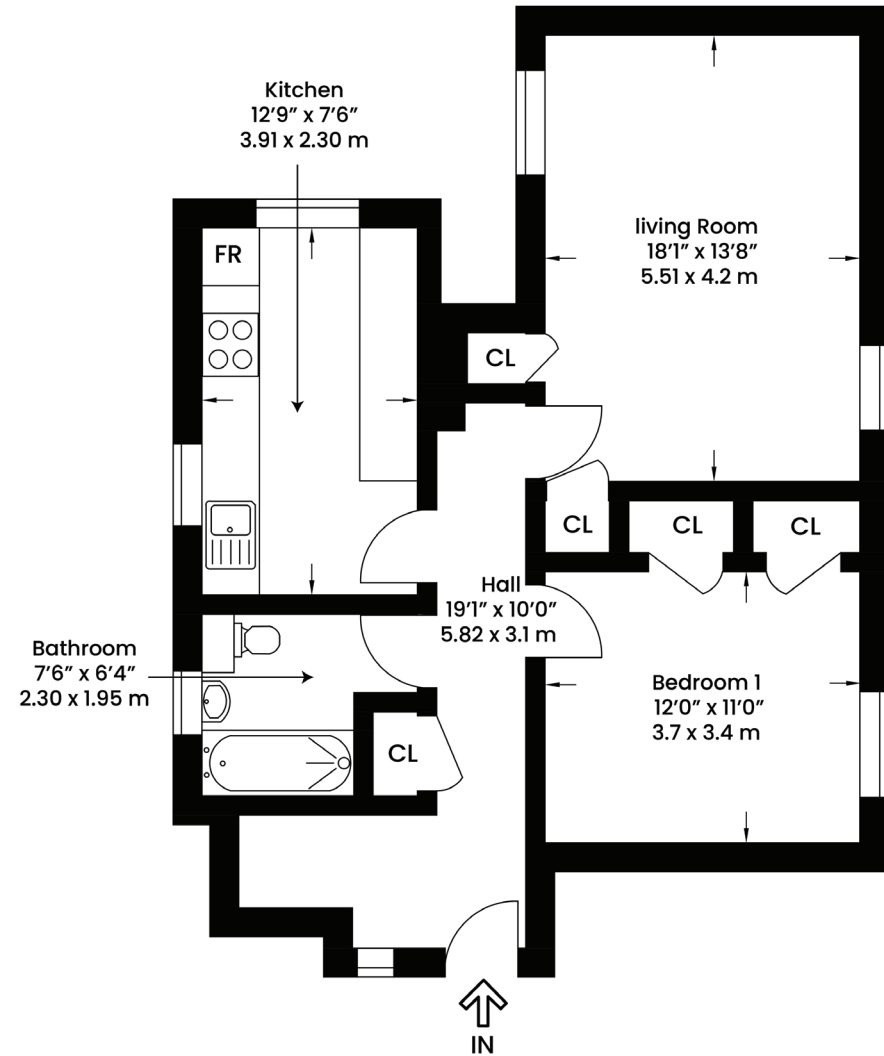
All fitted floor coverings and integrated kitchen appliances.

Features

- Hallway
- Living room
- Kitchen
- 1 Bedroom
- 1 Bathroom
- Good storage facilities
- Gas central heating
- Double glazing
- Communal garden grounds
- On street parking
- EPC rating - D
- Council Tax Band - B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025