



30/10 Longstone Park, EDINBURGH, EH14 2BL



Welcome

Welcome to Longstone Park, this bright and spacious one bedroom top floor flat with a balcony boasting lovely views, offers an ideal opportunity to the first time buyer or investment opportunity. The property forms part of a block with a secure entry system, residents parking and communal garden grounds. Longstone is a popular area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in walk in condition, we would recommend an early viewing.

- Reception hallway with useful storage
- Living room with direct access to the balcony
- Fully fitted kitchen with white goods included
- Double bedroom with built in storage
- Bathroom comprising WC, wash hand basin and bath with shower over
- Shared storage areas in the main landing area
- Gas central heating
- Double glazing
- Secure entry system
- Residents parking with on street parking available
- Communal garden areas





Longstone

The property is located within the popular Longstone area of the City, well positioned to take advantage of day-to-day shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Edinburgh West Retail Park. Hermiston Gait Retail Park & The Gyle shopping centre, both housing many high street stores are both within easy reach. Schooling is well represented from nursery to senior level with Longstone Primary school 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. Kingsknowe Railway Station is within a short walking distance, and The Union Canal and Colinton Dell are also close by with Redhall Park within walking distance.

Extras

The integrated kitchen appliances and fitted floor coverings are included.



Get in touch

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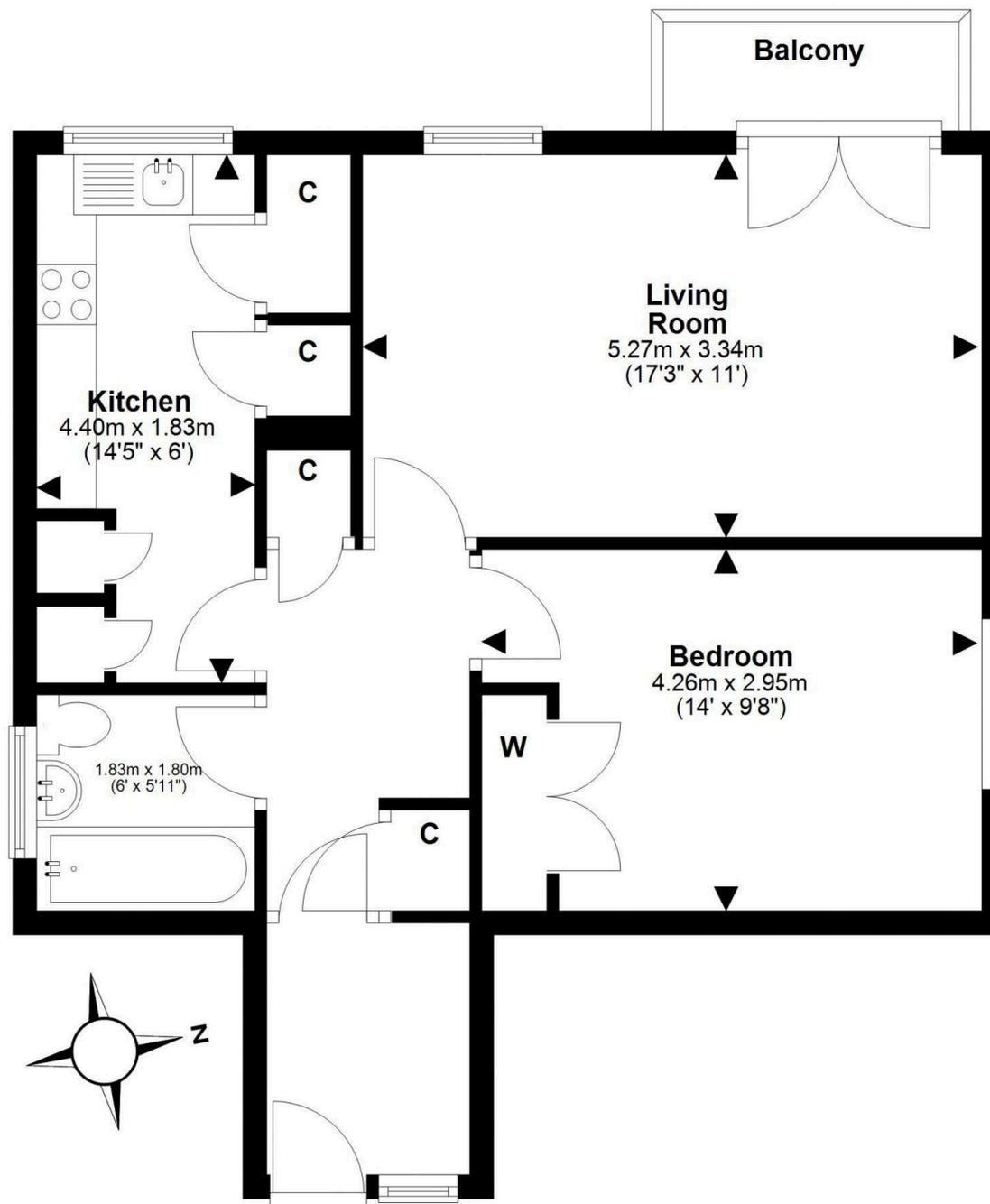
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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