



82/3 Longstone Street, Edinburgh, EH14 2BY



## Welcome

Welcome to Longstone Street, this spacious two-bedroom first floor flat situated on Longstone Street, offering bright and well-proportioned accommodation within a popular residential area of Edinburgh. The property is ideally suited to first-time buyers, professionals or buy-to-let investors seeking a well-located home with convenient transport links and local amenities nearby. Presented to the market in good order, we would recommend an early viewing.

- Reception hallway with useful storage
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom presented as a shower room
- Gas central heating
- Double glazing
- Communal garden areas
- Ample parking
- Secure entry system





## Longstone

The Longstone area is an established residential area which lies to the west of Edinburgh city centre and offers a convenient setting with excellent local amenities. Nearby areas such as Slateford and Chesser provide a variety of supermarkets, shops, cafés, and leisure facilities. The area benefits from regular public transport services into the city centre and easy access to the City Bypass, making it ideal for commuters.

## Extras

Sold as seen



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

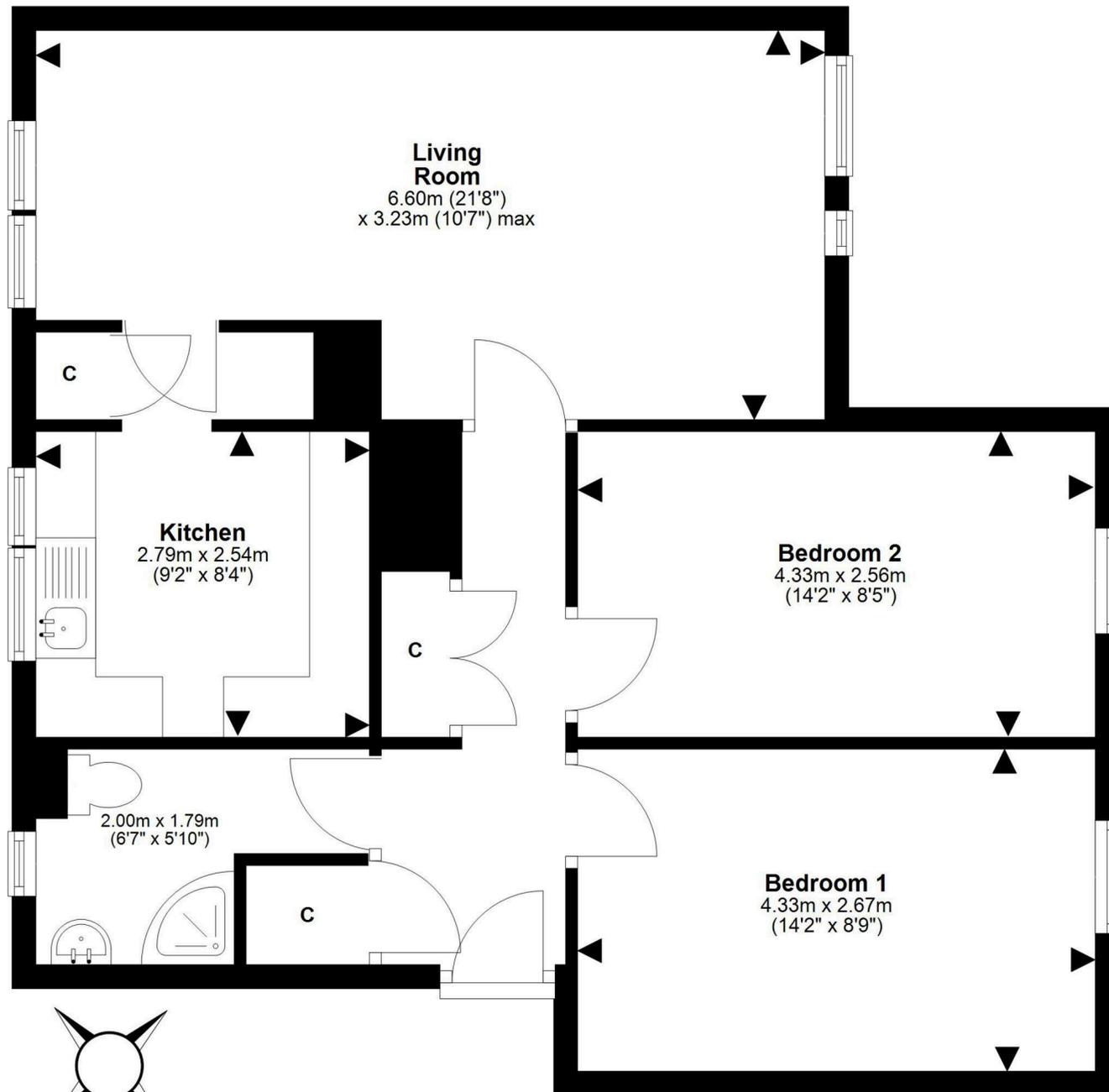
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.