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## Property Summary

Introducing a well-presented two-bedroom first-floor flat which forms part of an established development in a leafy green setting. The home offers bright and spacious accommodation, as well as excellent storage and substantial communal garden grounds. Set at the end of a no-through road, it enjoys a peaceful setting in popular Longstone. It is positioned directly beside a massive public park, within easy reach of supermarkets and convenience stores. Schools are close by too, along with bus links and Kingsknowe train station for speedy travel to Edinburgh city centre and beyond.

Reached via a shared entrance and stairwell, the flat's front door opens into a central hall which offers a warm welcome and generous built-in storage.



## Features

- A well-presented first-floor flat
- Convenient location in popular Longstone
- Quiet setting by a large park
- Entrance hall with generous storage
- Spacious, dual-aspect living/dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms
- Bright bathroom with over-bath shower
- Two generous stores
- Large communal garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing





*“A spacious, dual-aspect  
living/dining room.”*



Directly ahead is the living/dining room, which continues the hall's light décor and wood-toned floor. It has a spacious footprint for a variety of comfortable furnishings and it enjoys dual-aspect windows to the northeast and southwest for a flood of natural light throughout the entire day.



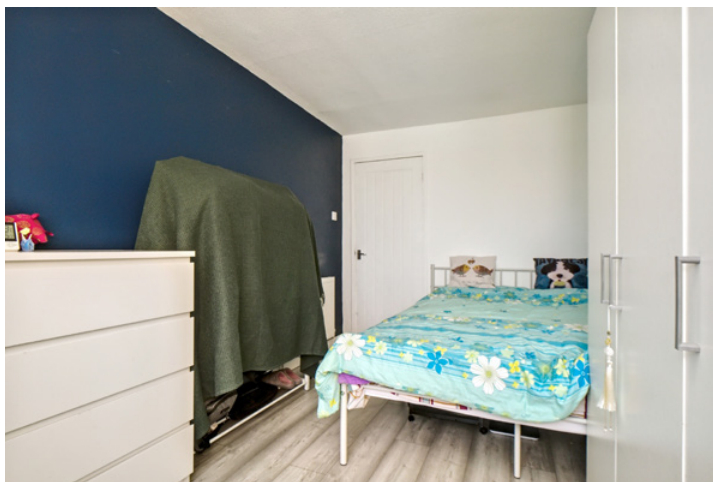




Next door is a well-appointed breakfasting kitchen that is equipped with timber-toned cabinets and granite-style worktops, providing excellent storage solutions and plenty of workspace. An oven, gas hob, and extractor hood come integrated, with space for a freestanding fridge/freezer, and an undercounter washing machine.







Set side by side, the two bedrooms are both laid with the wood-style floor found predominantly throughout. Both rooms are doubles and both are well-proportioned for bedside furnishings.

Finishing the accommodation on offer is a bright three-piece bathroom, fitted with an over-bath shower. The property has gas central heating and double glazing for year-round comfort. It also has two generous stores.





“...a bright three-piece bathroom, fitted with an over-bath shower...”



Outside, homeowners have shared use of a large rear garden that is mostly laid to lawn, providing lots of outdoor space for summer enjoyment.

Furthermore, parking in the area is on street and unrestricted, and includes on-street parking bays.





“...positioned directly beside a massive public park, within easy reach of supermarkets and convenience stores. Schools are close by too...”





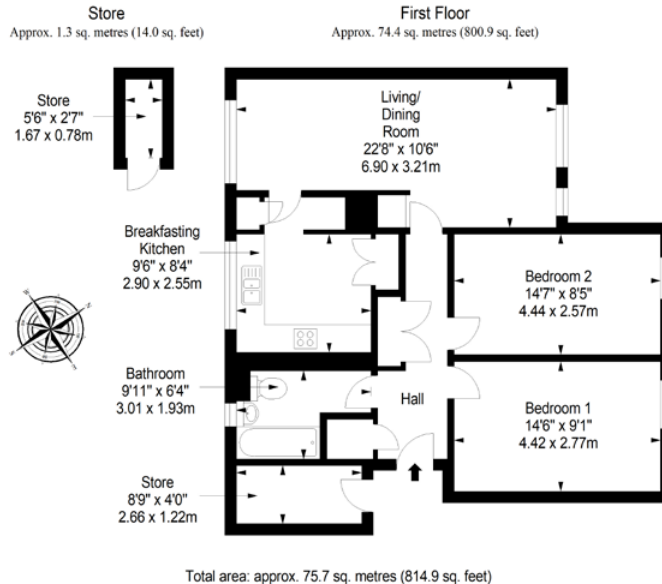


## Longstone

Situated just under 4 miles from the city centre is the residential area of Longstone. The surrounding area offers lovely green spaces, including parks, the Water of Leith walkway, and the Union Canal. A variety of shops provide everyday amenities and two large supermarkets are located close by. For further shopping and high street stores, Hermiston Gait and Gyle Shopping Centres are only short distances away. Kingsknowe Railway station is within convenient easy reach, with regular trains running directly to Edinburgh and Glasgow. The area is well served by regular bus services to and from the city centre and beyond. For those travelling by car, the proximity of the City Bypass makes commuting easy and accessible. Alternatively, The Union Canal offers a great cycle route in and out of the city. Both the Union Canal and the Water of Leith Walkway are only short walks away and offer a range of outdoor attractions, including cycling, fishing, walking and a diversity of wildlife. Redhall Park, Craiglockhart Leisure and Tennis Centre, and Meggetland Sports Complex are all nearby, offering a wide variety of indoor and outdoor sports and fitness classes. For the golf enthusiast, nearby Kingsknowe Golf Course has an 18-hole parkland course. Longstone is well placed for Edinburgh College's Sighthill campus and Napier University, with primary and secondary schooling also available in the area and nearby. text



## Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £ 150,000

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale. The fridge/freezer, washing machine, and curtains are available by separate negotiation.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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