

72/2 LONGSTONE STREET  
LONGSTONE, EDINBURGH, EH14 2BZ

CURRAN & CO  
PROPERTY



72/2 LONGSTONE STREET  
LONGSTONE, EDINBURGH, EH14 2BZ

OFFERS OVER £120,000



'72/2 Longstone Street is an exceptionally bright and spacious ground floor flat which is situated on a quiet residential street in popular Longstone'

- Expansive Living / Dining Room
- Recently Updated Kitchen
- Double Bedroom
- Tiled Bathroom
- Gas Central Heating & Double Glazing
- Generous Storage Throughout
- Shared Rear Garden & On-street Parking
- Ideal First Time Buy or Investment



#### Description

An ideal first time buy or investment, 72/2 Longstone Street is an exceptionally bright and spacious ground floor flat which is situated on a quiet residential street in popular Longstone.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with two generously sized storage cupboards; newly redecorated and particularly well-proportioned living / dining room with storage cupboard off; recently

updated and well-equipped kitchen with three storage cupboards (one housing the combi boiler), base and wall-mounted units, and space for freestanding appliances, double bedroom overlooking to communal garden to the back of the building, with built-in wardrobes; and tiled bathroom with electric shower over the bath. There is gas central heating and double glazing.

Externally there is a shared rear garden laid to lawn, and unrestricted on-street parking to the front of the building.

#### EPC Rating

The energy efficiency rating of this property is band D.

#### Council Tax

This property is subject to council tax band A.

#### Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







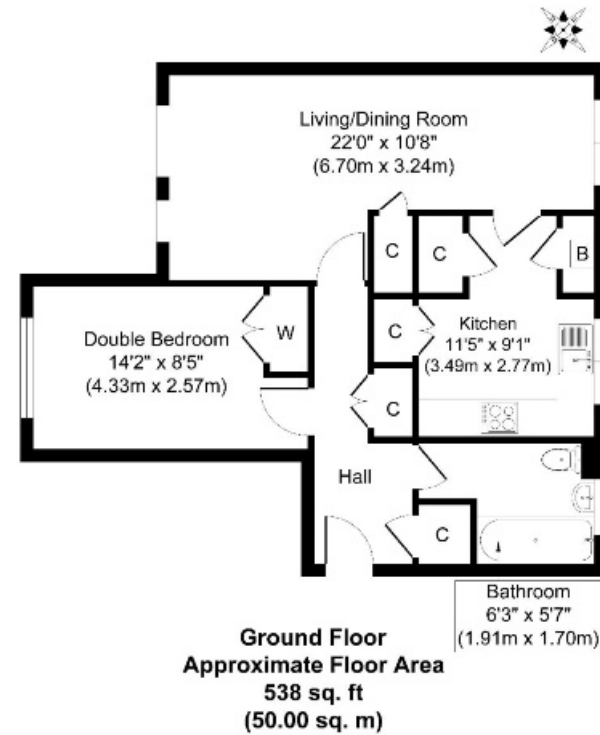
# CURRAN & CO PROPERTY

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## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.