










Offers Over  
**£185,000**

## 87 Longstone Street

Longstone | Edinburgh | EH14 2BS

A fantastic opportunity has arisen to purchase this impressive, main door lower villa with private gardens, situated within the ever-popular residential area of Longstone, close to good local amenities and well placed for commuting. The lovely home would make an ideal purchase for first time buyers, professionals or young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the accommodation comprises; entrance vestibule, welcoming hallway, light and airy reception/dining room with feature fireplace and storage cupboard, modern fitted kitchen with side door accessing rear garden, two well proportioned double bedrooms with fitted cupboards and contemporary bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and integrated washing machine.

## Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, decking, chip stones and artificial grass, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies fully enclosed well maintained garden grounds. For the car user there is ample on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

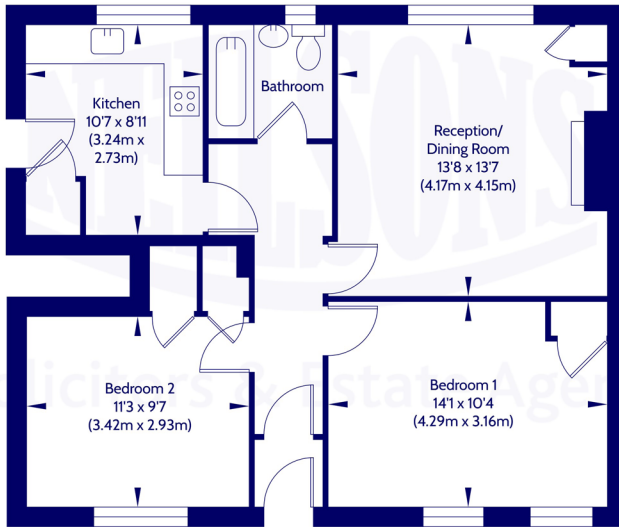
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The Gyle Shopping Centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with 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. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away.





Approx. Gross Internal Floor Area 63.88 Sq M / 688 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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