










Offers Over

£235,000

15 Longstone Gardens

Longstone | Edinburgh | EH14 2AW

A fantastic opportunity has arisen to acquire this generously-proportioned three bedroom semi-detached villa pleasantly positioned within a quiet residential pocket of Longstone. Close to excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including those looking for a project. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with a useful cloak cupboard, bright and airy lounge/diner with French doors leading to the garden and a pleasant dual-aspect outlook, fitted kitchen with lots of potential and superb storage provisions, first floor landing with a linen cupboard and access to the partially-floored attic, two sizeable rear-aspect double bedrooms both with integrated storage and room for freestanding furniture, third front-facing double bedroom with space for different configurations and lovely views of The Pentland Hills, and a fully-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by low maintenance private gardens to the front, side and rear, mostly laid with chipstone. To the rear, there is a large wooden deck allowing for garden furniture as well as ample opportunity for further development subject to necessary planning consents. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



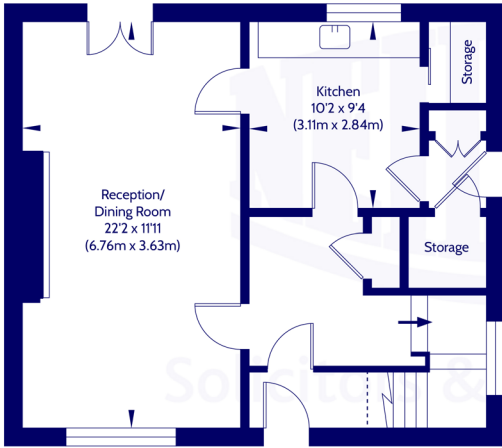


Location

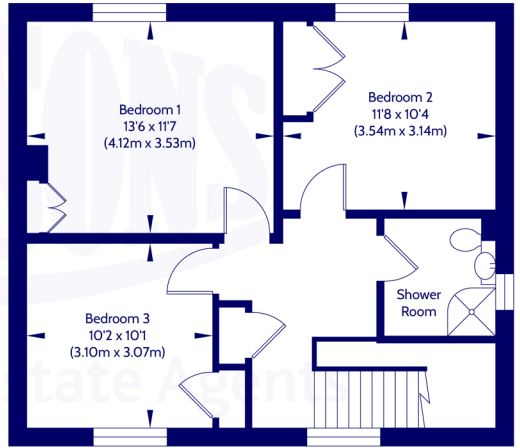
The property is located in the popular Longstone area of the City, well positioned to take advantage of local shops and services, with a large Sainsbury's within easy reach. A 24 hour Asda Superstore is nearby as is the Edinburgh West Retail Park which includes an M&S Foodhall. Hermiston Gait Retail Park & The Gyle Shopping Centre, housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Edinburgh College 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. Leisure opportunities nearby include Craiglockhart Sports Centre, Kingsknowe Golf Club, Nuffield Health and Fitness Centre, the O2 Academy, World of Football and World of Bowling. The Union Canal and Colinton Dell are also close by.



Approx. Gross Internal Floor Area 105.07 Sq M / 1131 Sq Ft.



Ground Floor



First 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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