










Offers Over

£180,000

66 Longstone Grove

Longstone | Edinburgh | EH14 2BU

An excellent opportunity has arisen to purchase this bright, spacious three-bedroom terraced family home with private garden to rear, quietly situated within the popular and established residential area of Longstone, close to fantastic amenities, commuting links and schools. The property would now benefit from modernisation but provides excellent potential to create a fine family home.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Rear Garden
-  On-street Parking
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage cupboard, fitted kitchen/dining pleasantly overlooking the front, landing with storage cupboard, generously proportioned reception room with door providing direct access to the sizeable private rear garden, light and airy principal bedroom, two further well proportioned bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating. Internal viewing is highly recommended to be fully appreciated.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine, freezer, fridge and dishwasher. Please note no warranties or guarantees will be provided for the white goods and they will be sold as seen.

Gardens & Parking

There is a generous sized, secluded private garden located to the rear and on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



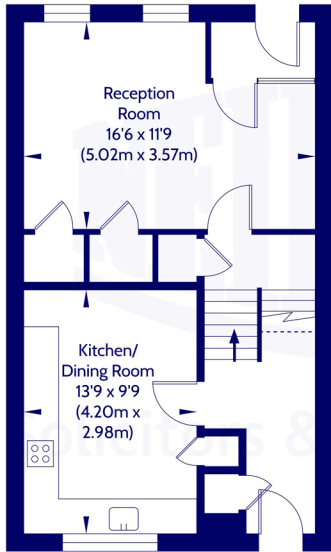


Location

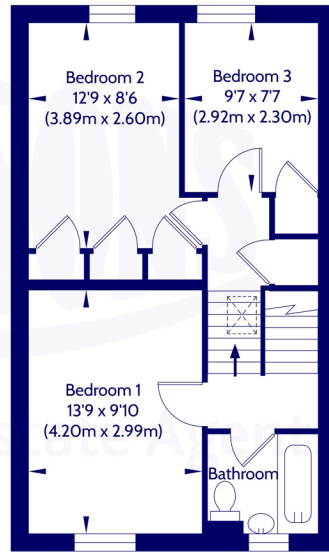
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The Gyle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



Approx. Gross Internal Floor Area 87.88 Sq M / 946 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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