



Solicitors & Estate Agents










Offers Over

£270,000

19 Longstone Terrace

Longstone | Edinburgh | EH14 2AL

A fantastic opportunity has arisen to purchase this fully refurbished three bedroom semi-detached villa, located in the popular residential area of Longstone. Close to local amenities and transport links, the property offers well proportioned accommodation with gardens to the front, side and rear, and is sure to have a wide appeal in the market with viewing being highly recommended.

-  3 bedrooms
-  1 public room
-  2 shower rooms plus WC
-  Front, side and rear gardens
-  Unrestricted on street parking
-  EPC rating – D
-  Council tax band - D



Description

In true move in condition, you enter an entrance hallway which has a deep storage cupboard housing the boiler, and a fully tiled WC. The lounge is bright and airy and has an electric fire, and there is a good size dining kitchen with a range of sleek white wall and base units with co-ordinated worktops and splashback tiling, an island with sink and further storage, and a door to the rear garden.

Moving upstairs there are three double bedrooms, the principal benefits from a fully tiled en-suite shower room with white suite and heated towel rail, and the other two have built in wardrobes. Completing the accommodation on offer is a shower room, with double size cubicle with overhead rainfall shower. The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the 5 ring gas hob and electric oven, fridge/freezer and washing machine.

Gardens and Parking

There is a good size fully enclosed garden to the front, side and rear offering a great place for children and pets to play, and there is an outdoor tap and power socket. Parking is on street and unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





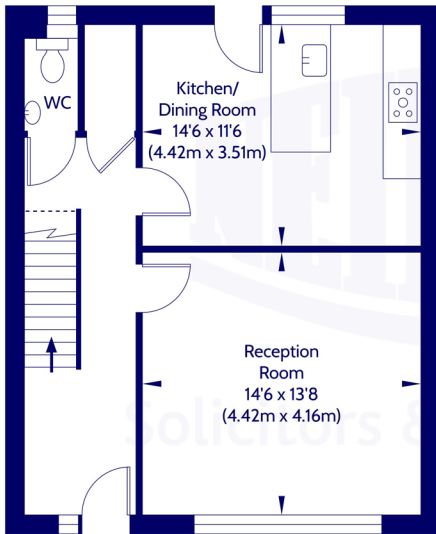
Location

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 closeby. Schooling is well represented from nursery to senior level along with Edinburgh College and Napier University. 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 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.

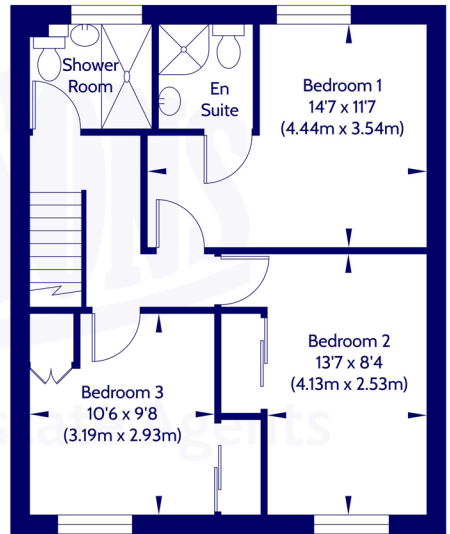




Approx. Gross Internal Floor Area 97.89 Sq M / 1054 Sq Ft.



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

