



Solicitors & Estate Agents










Offers Over

**£140,000**

## 68/7 Longstone Street

Longstone | Edinburgh | EH14 2BZ

A bright and airy third (top) floor flat situated in the established residential area of Longstone. Close to local amenities and transport links, the property offers well proportioned accommodation and is sure to appeal to first time buyers, professionals, and buy to let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  On street parking
-  EPC rating – D
-  Council tax band - B



## Description

In brief the accommodation comprises; entrance hallway with storage cupboards, dual aspect lounge/dining room with open views, fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, two double bedrooms, and a bathroom with a white suite and shower over the bath. The property further benefits from gas central heating, double glazing, and a private storage cupboard with light located outside the flat door.



## Extras

Included in the sale will be the washing machine,

## Gardens and Parking

There are communal garden grounds surrounding the block and there is ample on street parking.

## 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 Corn Exchange, World of Football and World of Bowling. The Union Canal and Colinton Dell are also close by.





Approx. Gross Internal Floor Area 68.65 Sq M / 739 Sq Ft.

### Third 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](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

