



Solicitors & Estate Agents









Offers Over
£210,000

8 Longstone Cottages

Longstone | Edinburgh | EH14 2AU

This attractive and well-presented semi-detached property offers spacious and flexible accommodation, ideally suited to a wide variety of buyers including first-time purchasers, young families, or downsizers. Positioned in a popular residential location with excellent access to Edinburgh's main commuter routes and superb public transport links, the property combines a peaceful setting with everyday convenience.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation begins with a welcoming hallway leading to a bright front-facing reception room. This comfortable living space features a fireplace, useful shelved storage, and ample room for both relaxation and entertaining. To the rear, a generous dining kitchen is fitted with an excellent range of wall and base units and offers plenty of space for dining. Direct access to the rear garden enhances the appeal for those who enjoy indoor-outdoor living or al-fresco dining during the warmer months. Upstairs, the principal double bedroom is positioned to the front and enjoys open views towards the Pentland Hills. It benefits from mirror-fronted built-in wardrobes and additional storage. A second well-proportioned double bedroom is set to the rear, finished with modern laminate flooring. The bathroom is stylishly appointed with contemporary tiling, a white three-piece suite, and a Mira electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property is complemented by a fully enclosed rear garden. Surrounded by a timber fence, the garden is laid mainly to lawn with a patio seating area, creating a safe and private outdoor space ideal for children, pets, or entertaining guests.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Longstone is a popular and well-established residential area, situated to the west of Edinburgh's city centre.

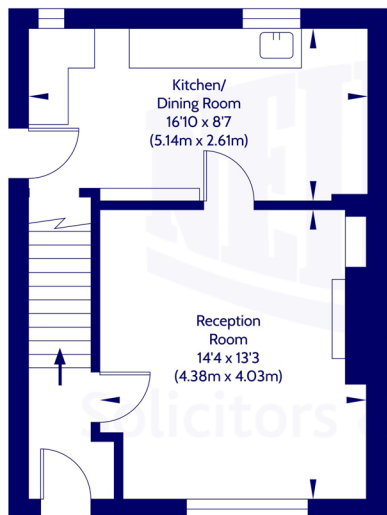
The district is well served by a range of local amenities, including a large Sainsbury's supermarket just a short walk away. Additional retail options are available at the nearby 24hr Asda Superstore at Chesser and the West Edinburgh Retail Park with M&S Food & Aldi supermarket.

Further shopping and leisure opportunities can be found at Hermiston Gait and The Gyle Shopping Centre, both of which house a wide selection of high street brands. The area benefits from excellent transport links, with an efficient bus network providing regular services to the city centre and surrounding areas, with Slateford train station offering connections to Edinburgh and Glasgow just a short walk away. The City Bypass is within easy reach, offering swift access to the wider motorway network and Edinburgh Airport. Longstone is also well catered for in terms of education, with a range of nursery, primary and secondary schools in the vicinity, as well as Edinburgh Napier University campuses nearby. For those who enjoy the outdoors, the Union Canal and Colinton Dell offer scenic walking and cycling routes, while Redhall Park is just a short stroll away.

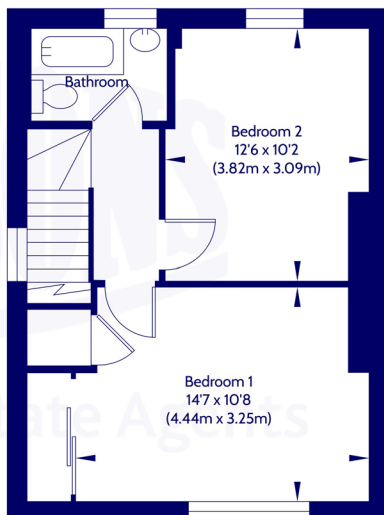




Approx. Gross Internal Floor Area 73.45 Sq M / 791 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 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

