



Solicitors & Estate Agents










Offers Over

**£310,000**

# 16 Armstrong Road

Longstone | Edinburgh | EH14 2BF

This impressive, tastefully presented terraced townhouse with private gardens and resident's parking, is quietly positioned within a desirable modern development in the popular residential district of Longstone, close to fantastic amenities, commuting links and reputable schooling.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathroom & WC apartment
-  Private Gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - E



## Description

The light and stylish accommodation is offered to the market in move-in condition, undoubtedly appealing to the professionals or families alike seeking a high standard of living in an excellent location. The property would also be ideal as a rental investment given the close proximity to the many universities and colleges nearby together with the ease of access to the city centre. Enjoying an abundance of natural light, this lovely home which offers a high specification throughout comprises; welcoming entrance hallway with useful utility room/two piece WC apartment off. A fantastic addition to this property is the delightful open plan kitchen/dining/family room. The fully integrated kitchen is fitted with ample wall and base units, complementary worktops incorporating the Induction hob, built-in oven and hood. French doors lead to a bespoke, fully insulated sunroom with glass roof and sides, a versatile space and a great addition to the private outdoor space. The first floor landing leads to the sizeable front-facing sittingroom with Juliette balcony together with a principal bedroom featuring built-in wardrobes and a stylish en-suite shower room. A further staircase leads from the reception room to the top floor which houses the two remaining double bedrooms, both with fitted wardrobes and lastly the family bathroom comprising of a white three piece suite. Further benefits include a district gas heating system with HIVE system and double glazing.



## Extras

All fitted floor coverings, light fittings and blinds shall be included in sale together with the Induction hob, electric oven and hood, integrated fridge freezer, BOSCH dishwasher and free-standing washing machine. It should be noted that other items of furniture can be made available by separate negotiation if desired.

## Gardens and parking

The fully enclosed rear garden is a great space and with the addition of the sunroom provides a versatile set up. The garden has an area of artificial lawn together with a raised decked patio with garden shed included in the sale. Resident's parking is available within the development.

## Factors

There is a factoring fee of approx. £112.00 per quarter payable to RMG for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

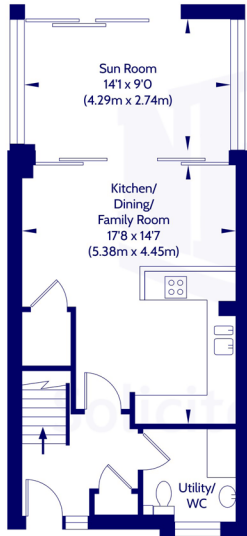
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24 hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The 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



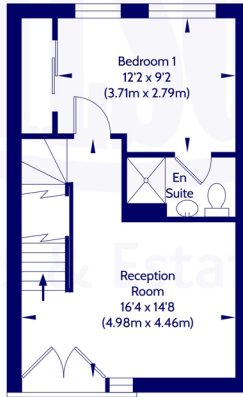


Approx. Gross Internal Floor Area 112 Sq M / 1204 Sq Ft.

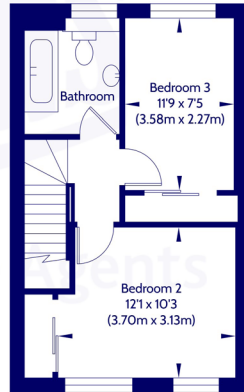
### Ground Floor



### 1st Floor



### 2nd 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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