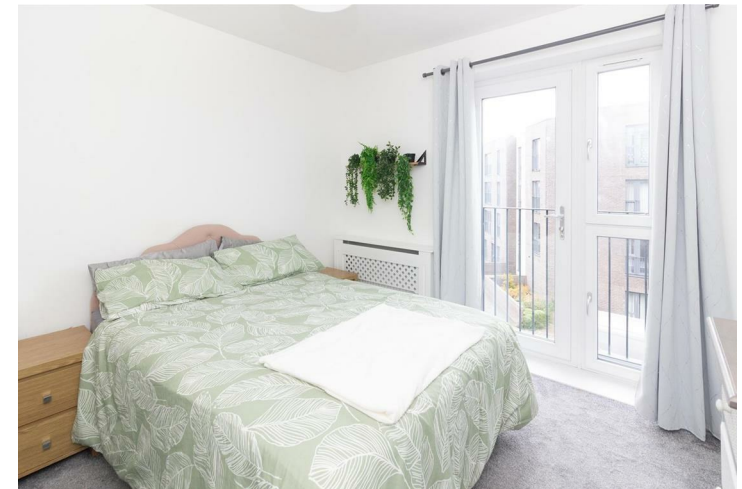


Fixed price £220,000

Flat 9, 4 Gaskell Street, Longstone, Edinburgh, EH14 2AF







## Contemporary Two Bed Second Floor Apartment With Open View Luxury-built Development Convenient To Amenities And Transport Links

Fantastic opportunity to acquire a beautifully bright contemporary second floor apartment forming part of a factored luxury-built development quietly located in the ever-popular Longstone district convenient to amenities, schools and transport links.

With pleasing views to the Pentland Hills, the thoughtfully designed interior creates a stylish home of space and modern living with quality kitchen and bathroom fittings, all presented in move-in condition. In brief, the accommodation comprises: spacious welcoming entrance hallway, delightful dual aspect open plan lounge/diner/well fitted kitchen with integrated appliances and smart lights; two generous double bedrooms with fitted wardrobes/one with en suite shower room and stylish bathroom with shower/screen. Tastefully decorated, the property also benefits from the added comfort of a gas fired communal central heating system, double glazing and useful storage. A video entry system provides security to the mutual entrance, the property also benefiting from access to a shared rear drying green and residents' parking. All fitted floor coverings, curtains and integrated kitchen appliances (automatic washing machine/tumble drier, fridge/freezer and hob/oven) are included in the sale.

Bike Shed

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Lounge/Diner/Kitchen</b>	207 x 19'4 (6.27m x 5.89m)
<b>Bedroom 1</b>	12'1 x 10'1 (3.68m x 3.07m)
<b>En Suite</b>	7'3 x 5'10 (2.21m x 1.78m)
<b>Bedroom 2</b>	9'10 x 9'10 (3.00m x 3.00m)
<b>Bathroom</b>	7'2 x 6'4 (2.18m x 1.93m)

## LOCATION

Lying southwest of the city centre, Longstone provides local convenience shopping including a large Sainsbury's with Argos Superstore and the Gyle Shopping Centre only a short drive away. Schools are easily accessible with wide-ranging recreational facilities in the vicinity including Kingsknowe Golf Course, Nuffield Health Fitness & Wellbeing Gym at neighbouring Chesser as well as ten pin bowling and five a side football. The Fountain Park Leisure Complex in Polwarth also provides a range of facilities including a multi-screen cinema and restaurants/bars. A regular public transport service operates close by to many parts of the city and a rail link to the city centre is also available from nearby Kingsknowe.

## EXTRAS

All fitted floor coverings, curtains and integrated kitchen appliances

## EPC RATING

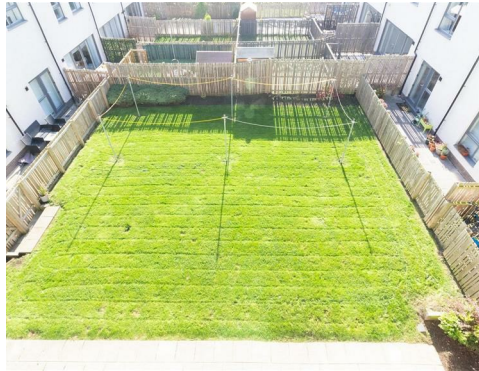
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## VIEWING

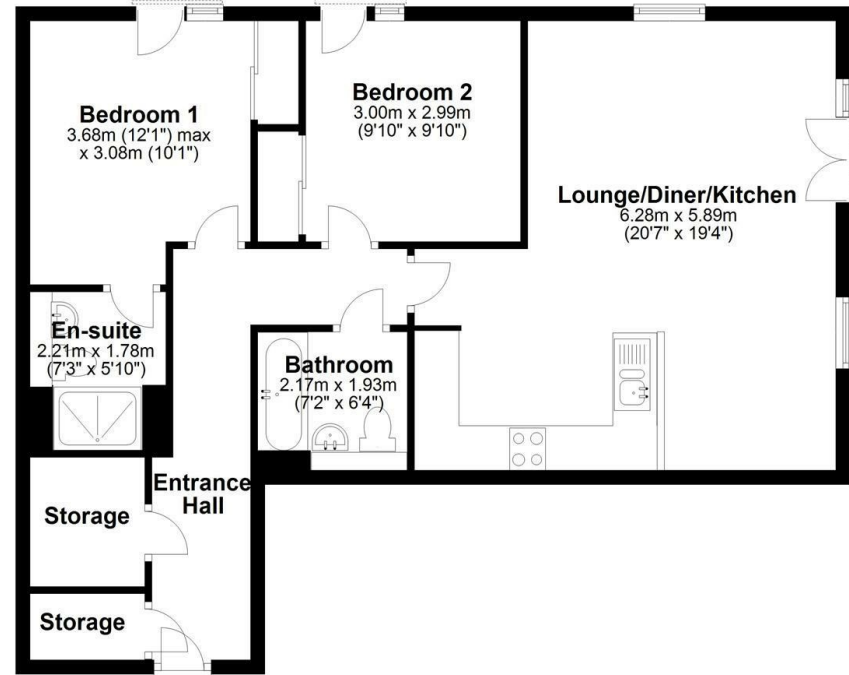
By appointment please telephone agents 0131 554 6244







4/9 Gaskell Street



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**HM** Harper Macleod LLP  
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD  
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*