

LONGSTONE
18 GASKELL STREET
EH14 2AF



EPC RATING: C

OFFERS OVER £235,000



IMMACULATELY PRESENTED, CONTEMPORARY TWO BED GROUND FLOOR APARTMENT IN POPULAR LONGSTONE

With excellent transport links both into and out of the city centre, this exclusive apartment would make an ideal home for first time buyers, professionals or a young family. It has beautifully finished, spacious accommodation, including an open plan living/kitchen/dining room with French doors to the outside, two good sized double bedrooms both with fitted wardrobes and one with an ensuite shower room, and a main bathroom. Built around 6 years ago, this development is managed by a factor for a reasonable fee and has well maintained grounds & communal areas. Would also suit those studying at Heriot Watt or Napier Universities or working at the Gyle or Edinburgh Airport.

VIEWING

By appointment 0131 4466850

PROPERTY DESCRIPTION

- Hallway with great storage cupboards
- Bright & spacious, dual aspect open plan living/dining/kitchen with a wide range of stylish, neutral handleless fitted units & appliances, two sets of opening doors to the outside and lots of space for relaxing & entertaining
- Principal bedroom with floor to ceiling window & fitted wardrobes
- Ensuite shower room with large walk-in mains shower, sink & wc
- Second double bedroom with floor to ceiling window & fitted wardrobes
- Modern main bathroom with bath, sink & wc
- Community heating & hot water system with communal boiler remotely located & heat exchanger installed within the hallway
- Upvc sealed double glazed windows
- Areas of communal garden ground surrounding the development
- Ample on street resident parking
- NHBC Guarantee
- Factor fee of around £70pcm, payable to RMG, to cover block buildings insurance and maintenance of the building & grounds

AREA

Longstone is situated approximately four miles west of the city centre and the property is ideally placed for shopping, transport, educational & recreational facilities. There are numerous supermarkets including Sainsbury & Asda within walking distance and the Gyle shopping centre, with its wide array of retail outlets, can be easily accessed by car or public transport. The flat is in the catchment for Stenhouse & St Joseph's RC Primary Schools and Tynecastle & St Augustine's RC High Schools, and Napier University, Edinburgh College and Heriot Watt University are all in the vicinity. There are also a great range of recreational facilities available, including Kingsknowe and Carrick Knowe Golf Courses, along with gyms and many delightful walks & bike rides provided by the Water of Leith and the Union canal. There are excellent bus services close to hand which will take you into the city centre and beyond, together with Edinburgh Park & Slateford train stations and Edinburgh International airport.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, integrated fridge & freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£240,000

Living/kitchen/dining room	25'4 x 16'10 (7.72 x 5.13m)
Bedroom 1	11' x 10'10 (3.35 x 3.30m)
Bedroom 2	13'10 x 8'8 (4.22 x 2.64m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

