



34 Longstone Crescent, Edinburgh
£170,000



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Edinburgh, Edinburgh

Two Bedroom Walk In Condition Property Large Rear Garden Located in the popular Longstone area of Edinburgh, this fantastic property offers well-balanced accommodation throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Stairs & Landing

A welcoming entrance hall features a newly fitted composite front door, complemented by fresh carpeting on the stairs and a central light that guides you up to the landing. From here, there is access to all rooms as well as the attic, while the space also benefits from useful built-in storage cupboards, making it both practical and inviting.

Lounge

15' 0" x 11' 5" (4.56m x 3.49m)

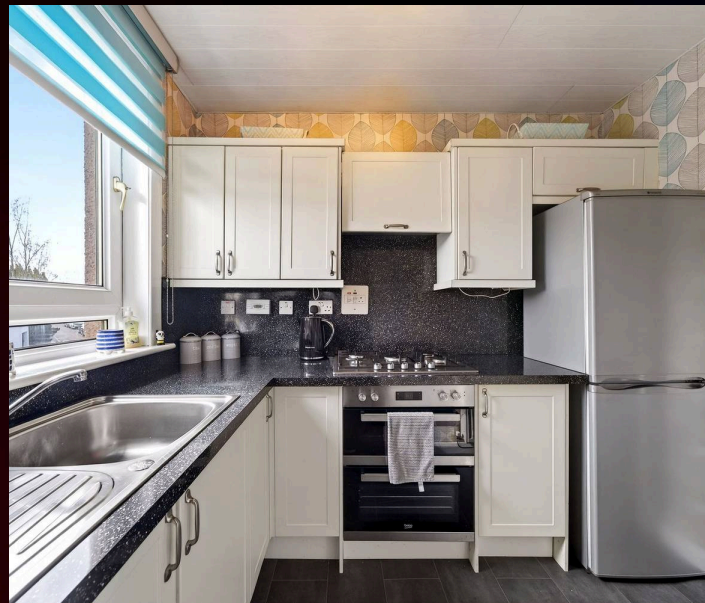
A lovely, spacious lounge boasts a large front-facing window that fills the room with natural light. The space features attractive laminate flooring, a stylish feature fireplace with a gas fire creating a warm and cosy atmosphere, and a central light fitting. There is also a useful storage cupboard and a radiator for added comfort. With plenty of room for a range of furniture, this inviting living area also provides access to the second bedroom, making it both practical and versatile.

Kitchen

11' 8" x 10' 11" (3.55m x 3.32m)

A well-equipped kitchen enjoys both front and side aspect windows, allowing for plenty of natural light. It offers a good range of cupboard space, along with a stainless steel sink with drainer and mixer tap. The kitchen includes a freestanding washing machine and a fridge freezer, which is being gifted by the owner. Additional features include a five-ring gas hob with an electric oven and extractor fan, practical vinyl flooring, and fresh, modern décor, creating a bright and functional space.

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Bedroom One

12' 0" x 12' 10" (3.65m x 3.92m)

A lovely, spacious bedroom with a bright and airy feel, enhanced by fresh décor and a rear-facing window that allows for plenty of natural light. The room is finished with soft carpet flooring and features a central spotlight fitting. It also benefits from two excellent storage cupboards, one of which is fitted as a wardrobe, along with a radiator for added comfort, making it a practical and relaxing space.

Bedroom Two

8' 3" x 12' 9" (2.52m x 3.89m)

An excellent second bedroom featuring a rear-facing window that provides a pleasant outlook and natural light. The room is finished with carpet flooring and fresh, neutral décor, along with a central light fitting and radiator for comfort. Offering plenty of space for freestanding furniture, this versatile room is ideal as a guest bedroom, home office, or additional living space.

Shower Room

6' 2" x 4' 8" (1.87m x 1.43m)

A stylish shower room featuring a side aspect window that provides natural light and ventilation. The suite includes a contemporary floating wash hand basin with mixer tap, a WC, and a chrome heated towel rail. The room is finished with fully tiled walls and flooring, and benefits from a walk-in shower cubicle with glass pivot doors and an electric shower, creating a modern and practical space.





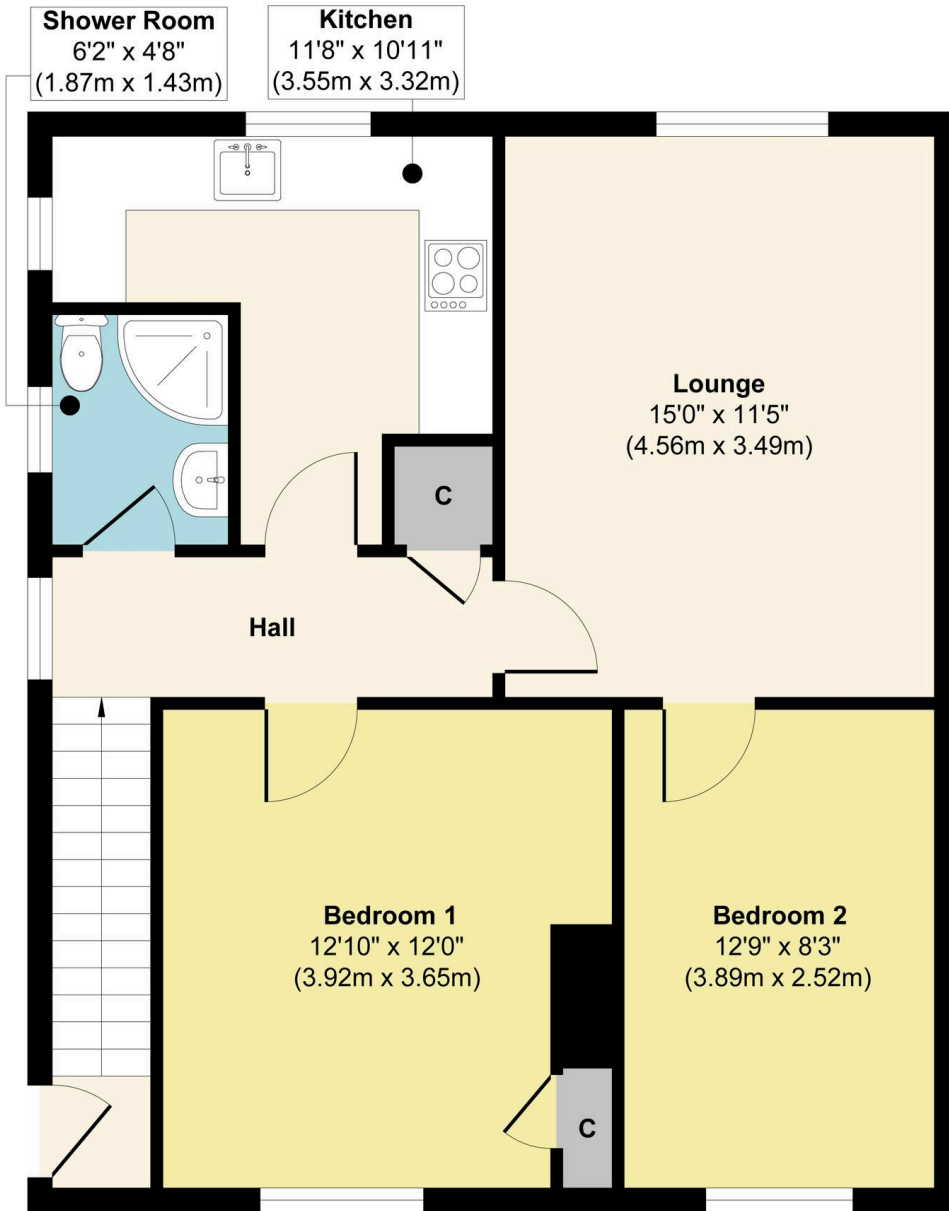
REAR GARDEN

A fantastic rear garden, fully enclosed for privacy and security, featuring a patio area ideal for outdoor dining and a well-maintained lawn. The garden is complemented by planted borders with a variety of shrubs and plants, and includes a gate for convenient access. Surrounded by a wooden fence, it offers a safe and attractive outdoor space perfect for relaxing or entertaining.

GARDEN

The property also benefits from a small, fully enclosed side garden located at the front door. This attractive space features neatly laid paving with steps leading to the entrance, along with a patio area ideal for outdoor seating. In addition, there is a useful storage area, perfect for keeping garden items neatly tucked away.



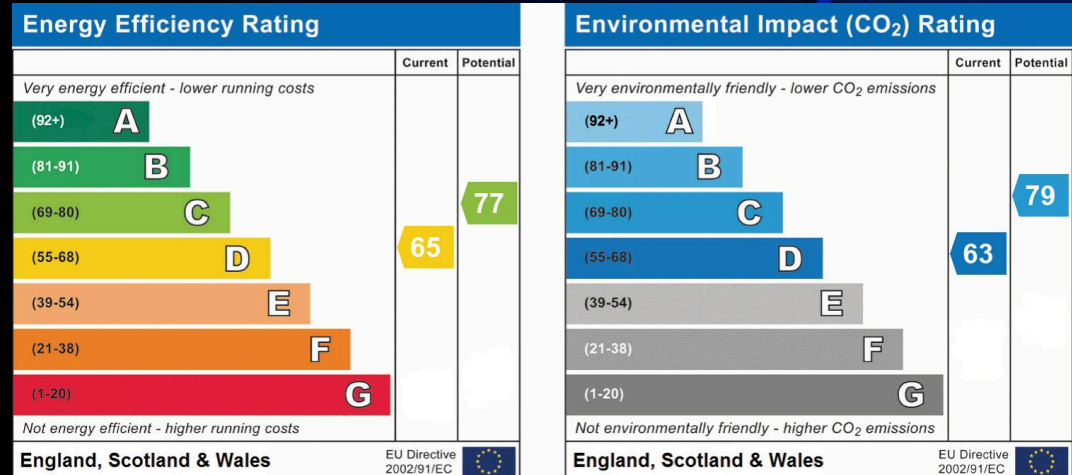


Floor Plan

Approx. Gross Internal Floor Area 660 sq. ft / 61.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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