










Offers Over
£285,000

20 Longstone Terrace

Longstone | Edinburgh | EH14 2AL

An exceptional opportunity to acquire this beautifully presented, extensively refurbished three bedroom semi detached villa set within generous grounds with gardens to the front, side and rear together with a driveway providing valuable off-street parking for 2 vehicles. Forming part of the sought-after residential area of Longstone, conveniently positioned within easy reach of good local amenities, schooling and superb transport links including Saughton tram station providing access to Edinburgh Airport and the city centre.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - D



Description

Presented in move-in condition, this impressive home is ready for immediate occupancy and is certain to attract families and professionals alike seeking a delightful home in a great location. Upon entering, a welcoming hallway sets the tone for the quality throughout, featuring deep storage and a beautifully finished, two piece WC apartment. The main hub of this fine home is the cleverly adapted open-plan lounge/dining/kitchen/breakfast room, creating a superb, versatile space perfectly suited to modern family life and entertaining. The reception/dining room is bright and inviting and opens to the stylish breakfasting kitchen, designed with wall and base units and coordinated worktops incorporating the built-in gas hob, hood and separate eye level oven. A central island with breakfast bar offers additional storage with feature exposed brickwork. In addition, there is a conservatory off the dining area with a pleasant outlook over the rear garden, providing a further space to relax. Upstairs, the property offers three well-proportioned double bedrooms and a contemporary, recently upgraded family bathroom with overhead rainfall shower for a touch of everyday luxury. Further benefits include a partially floored attic with Ramsay ladder with light together with a gas central heating system with combi boiler and double glazed window units. This lovely home offers the perfect balance of space, style, and practicality, making it an ideal choice for modern family living.



Extras

All fitted floor coverings, light fittings and blinds shall be included in the sale together with the gas hob, hood, electric double oven, fridge, dishwasher and washer/dryer.

Externally

Set within generous grounds, the home enjoys gardens to the front, side, and rear, with the south-facing rear garden offering a high degree of privacy—ideal for outdoor dining, entertaining, or simply relaxing in a peaceful setting. An extensive monoblock driveway is located to the front and side providing valuable off-street parking for two vehicles.

Viewing

By appointment through Neilsons on 0131 625 2222.





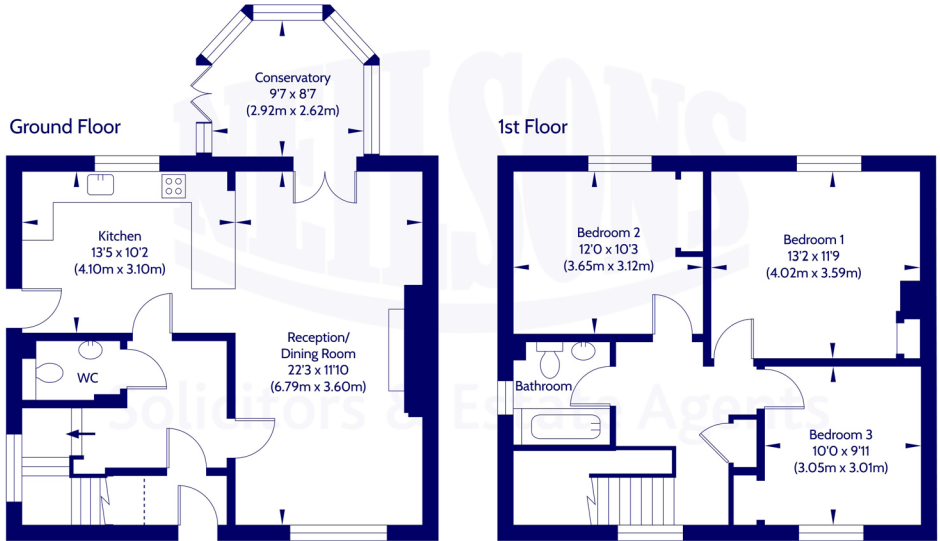
Location

The property is located 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 nearby as is the Edinburgh West Retail Park which includes an M&S Foodhall and Aldi. Hermiston Gait Retail Park & The Gyle Shopping Centre, housing many high street named stores, are both closeby. Schooling is well represented along with Edinburgh College and Napier University. 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 include Craiglockhart Sports Centre, Kingsknowe Golf Club, Nuffield Health and Fitness Centre, the O2 Academy, World of Football, World of Bowling, Murrayfield and Tynecastle stadiums. The Union Canal, Colinton Dell and the Water of Leith (including the visitor centre) are also close by for beautiful scenic walks.





Approx. Gross Internal Floor Area 113 Sq M / 1219 Sq Ft.



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.



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