



STRONG
ROAD

18 Armstrong Road
LONGSTONE | EDINBURGH | EH14 2BF


warners
solicitors & estate agents



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Beautifully presented three-bedroom mid-terraced town house set over three floors, part of a sought-after development with private rear garden and residents parking, located in the popular residential area Longstone, less than five miles from the city centre.

This property occupies a pleasant situation on a well-tended modern development and internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs on the ground floor, arguably the main hub of the property, there is a bright and spacious kitchen/dining room with patio doors out to the rear garden, the fully fitted kitchen currently comprises a fridge/freezer, induction hob, double oven, fan, dining area and dishwasher. Completing the downstairs is the handy utility and WC with space for a washing machine and tumble dryer. On the first floor is the master bedroom that benefits from built in wardrobes and an en-suite shower room and the cosy living room with Juliet balcony. Upstairs on the top floor there are a further two well-proportioned bedrooms both with built in storage and one with stunning views of the Pentlands. Completing the accommodation a stylish bathroom with waterfall shower over the bath and a heated towel rail. The property also benefits from a rear garden made up of lawn, patio, flower beds and a shed. Early viewing is highly recommended.

- Beautiful three-bedroom town house
- Cosy living room with Juliet balcony
- Fully fitted kitchen/dining with patio doors
- Three bedrooms including stylish en-suite
- Further bathroom with waterfall shower over the bath
- Utility and downstairs WC
- Residents parking
- Private rear garden with lawn and patio
- Gas central heating and double glazing

Extras included in the sale are curtains and blinds in the livingroom and bedroom 3. The washer dryer is available by separate negotiation.

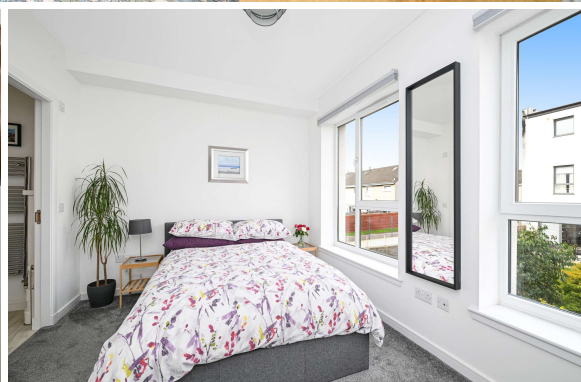
Energy rating C. Council Tax Band E.

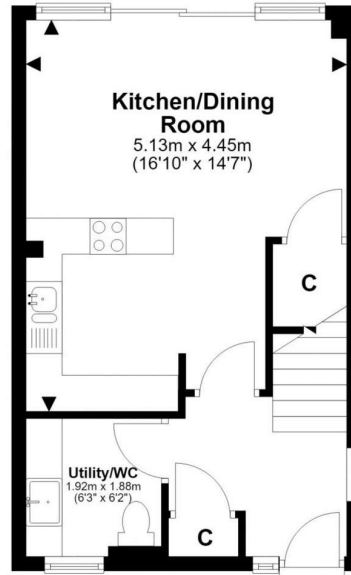
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



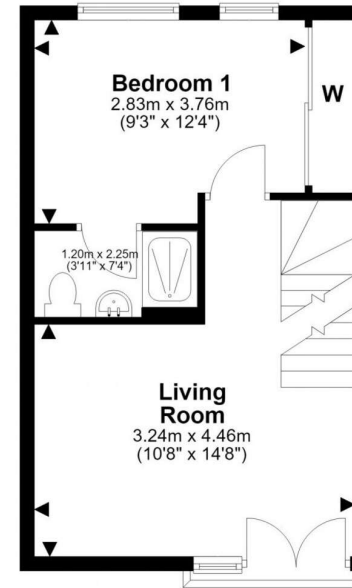
FACTOR: Approximately £145 per quarter is payable to Residential Management Group for the upkeep of the communal areas.

Longstone is a popular residential suburb of Edinburgh. Local shops cater for day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks & Spencer, is a short drive away. Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart, Heriot Watt University at Riccarton and Edinburgh College at Sighthill. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre and Greens Health Club. A regular bus service operates to the City Centre and trains are available from Slateford Railway Station. Edinburgh City Bypass is within close proximity, giving swift and easy access to the major motorway networks and Edinburgh International Airport.

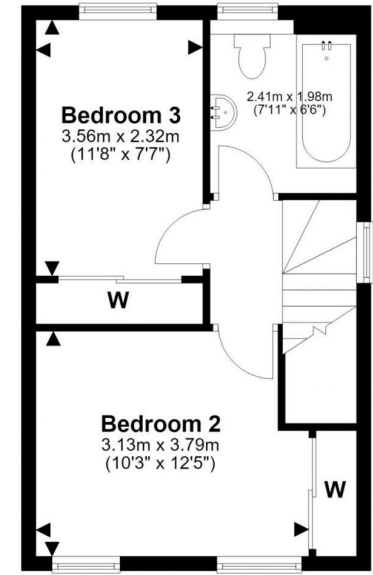




Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.