

COULTERS[®]

3/4 INGLIS GREEN GAIT

LONGSTONE, EDINBURGH, EH14 2LG



1 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Bright, appealing and well maintained, this one bedroom first floor flat forms part of an established modern development in the residential area of Longstone and offers an excellent opportunity for a first-time buyer or anyone seeking a comfortable and easily managed home. A particularly attractive feature is the pleasant south by south east outlook to the rear, which fills the accommodation with natural light.

The well proportioned sitting room enjoys a sunny south-facing aspect and provides a comfortable space for both relaxing and entertaining. A feature electric fireplace creates an attractive focal point, while neutral carpeting adds to the room's welcoming feel.

KEY FEATURES



Bright, well maintained first floor flat.



Double bedroom with fitted wardrobes.



Landscaped communal grounds.



Residents' parking.



Located in the popular area of Longstone to the West of the city..



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - C





The separate kitchen is fitted with a range of wall and base mounted units, incorporating an electric hob, oven and washing machine, with space for a freestanding fridge/freezer. The double bedroom is a comfortable and well-proportioned room, benefiting from a built-in wardrobe and carpeted flooring. The bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin. Two cupboards within the hallway provides useful additional storage. Gas central heating and double glazing further enhance the comfort of the home.

Externally, the development is set within well maintained landscaped communal grounds, with residents' parking available alongside a communal bike store and bin store.

With its bright accommodation, appealing outlook and established setting, this is an attractive home which offers an excellent opportunity for a new owner to move in and make it their own.



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THE LOCAL AREA

This property is situated within the Longstone area of the city, approximately four miles south-west of the city centre. The property is ideally placed for local shopping, transport, educational and recreational facilities. Just 15 minutes away by bus or tram, and just over a mile from the City Bypass. So you can be in the city whenever you need to - and get away from it just as quickly.

Local shopping is within walking distance and there is a late closing supermarket. The Gyle Shopping Centre with its major outlets can be easily accessed by car or public transport.

Local secondary and primary schools are within walking distance, plus an Edinburgh Napier University campus, Edinburgh College campus and Heriot Watt University are in the vicinity, along many recreational facilities such as Kingsknowe Golf Course and local bowling clubs along with many delightful walks and bike rides provided by the Water of Leith and Union canal path network.

Edinburgh Park and Slateford train stations are easily accessible, as is Edinburgh International airport.

EXTRAS

All carpets and integrated kitchen appliances (plus free-standing fridge/freezer) will be included in the sale.

The factors are James Gibb and the factoring fee is approximately £286 per quarter including buildings insurance.

Please note, some of the images have been virtually staged to suggest how the room can be used.

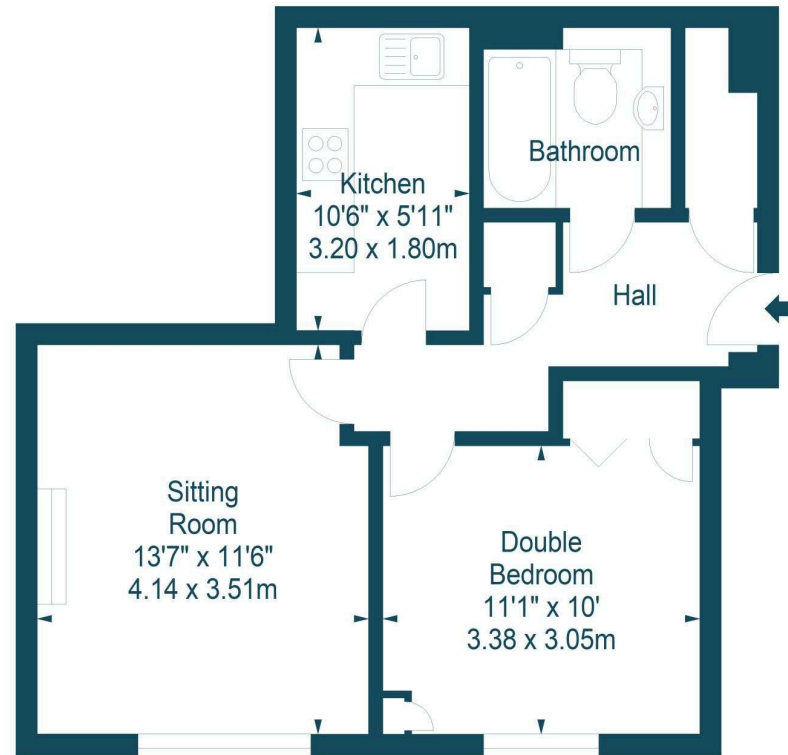




Inglis Green Gait,
Edinburgh,
Midlothian, EH14 2LG



Approx. Gross Internal Area
485 Sq Ft - 45.06 Sq M
For identification only. Not to scale.
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First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.