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Offers Over

£240,000

1 Longstone Cottages

Longstone | Edinburgh | EH14 2AU

An excellent opportunity has arisen to purchase this spacious and bright semi-detached villa situated on a fantastic corner plot with private gardens, driveway and detached garage. The property is pleasantly situated within the popular and established residential area of Longstone, close to fantastic local amenities, commuting links and schooling.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private gardens
-  Garage & Driveway
-  EPC Rating – D
-  Council Tax Band – B



Description

The accommodation in brief comprises; entrance hall, generously proportioned and bright reception/dining room, stylish fitted kitchen pleasantly overlooking the rear, useful utility cupboard and downstairs WC, hallway with door providing direct access to the rear garden, well proportioned principal bedroom with built-in storage cupboard and lovely open views towards The Pentlands, second good sized double bedroom and modern bathroom with corner bath and shower over. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker.

Gardens, Driveway & Garage

A real feature of this property is the fantastic, beautifully maintained private gardens to the front, side and rear. Artificial lawn and patio provide easy maintenance and the gardens offer a high degree of privacy. In addition, there is a single detached garage together with off-street parking. The large shed will also be included in the sale.

Viewing

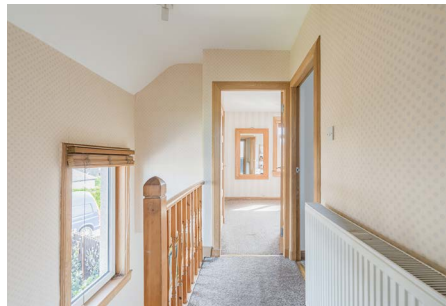
By appointment through Neilsons 0131 625 2222.





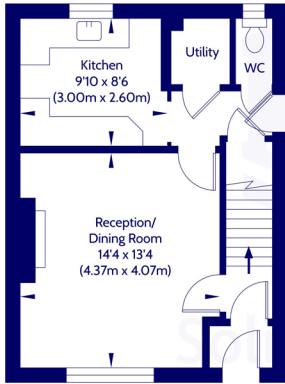
Location

The property is 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. Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The Gyle Shopping Centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Edinburgh College and Napier University nearby. 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 nearby include Craiglockhart Sports Centre, Kingsknowe Golf Club and Nuffield Health and Fitness Centre. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away.

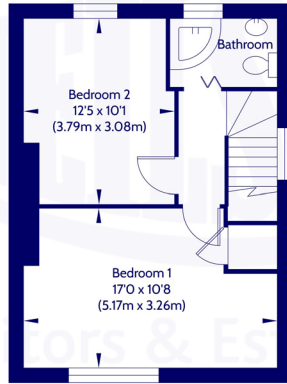




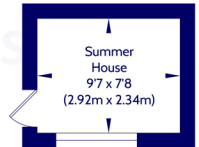
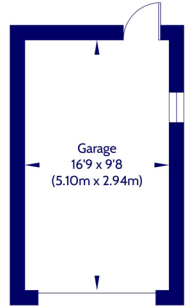
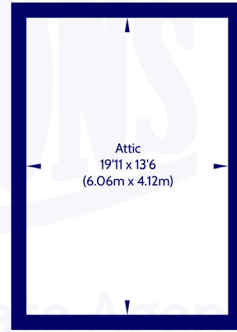
Approx. Gross Internal Floor Area 74 Sq M / 791 Sq Ft.



Ground Floor



1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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