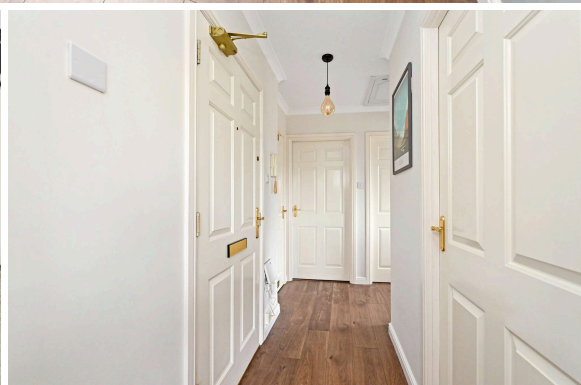




5/8 Inglis Green Gait,  
LONGSTONE | EDINBURGH | EH14 2LG

**warners**  
solicitors & estate agents





## 5/8 Inglis Green Gait,

LONGSTONE | EDINBURGH | EH14 2LG

Nestled on a quiet tree lined cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this well-presented top floor apartment. Boasting scenic views, ample resident's parking, manicured communal grounds, double glazing and gas central heating and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge with far reaching views, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Quiet tree lined cul-de-sac with resident's parking
- Moments from quick bus links and Sainsbury's, M&S, Asda
- Welcoming hallway with good storage
- Bright twin windowed lounge
- Modern fitted kitchen
- Two large double bedrooms with built-in wardrobes
- Well-appointed bathroom with shower over bath
- Gas central heating and double glazing

Council Tax: D , Energy Rating: C

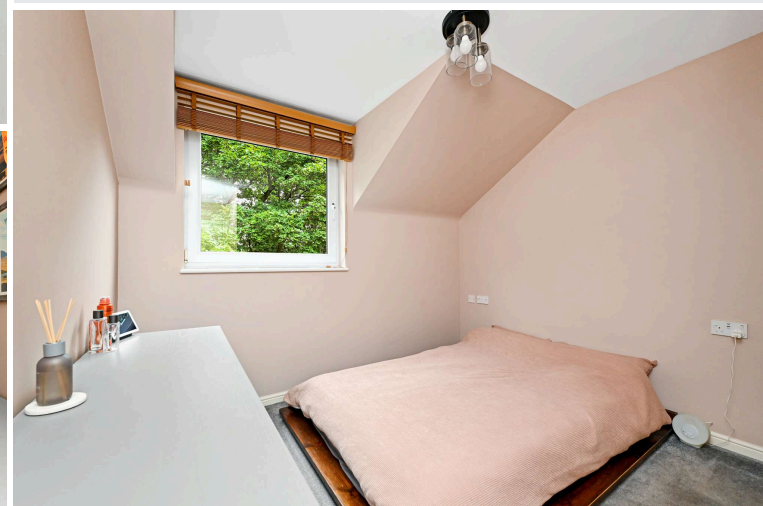
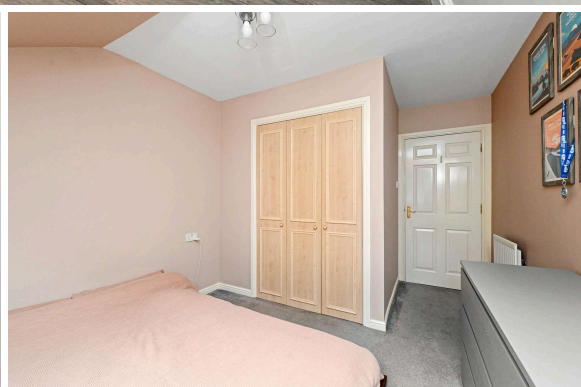
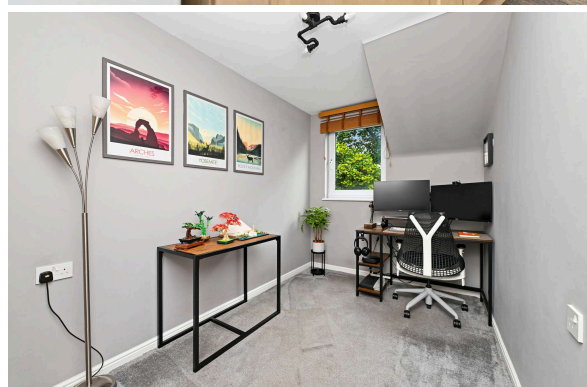
Factor payable to James Gibb Residential Factors. Quarterly factor payments approx. £286 payable every 3 months. Float deposit approx. £200

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

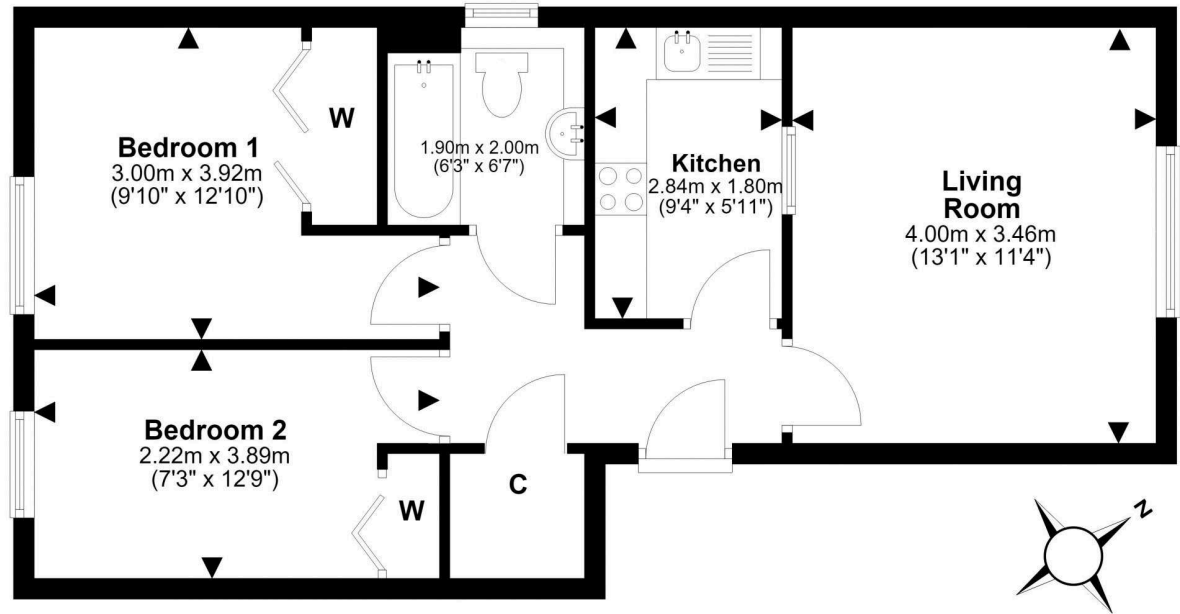


Longstone is a popular residential suburb of Edinburgh. Local shops cater for day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks & Spencer, is a short drive away. Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart and also Edinburgh College at Sighthill. Heriot Watt University campus at Riccarton is also easily accessible. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre and Nuffield Health Edinburgh Fitness & Wellbeing Gym. 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 major motorway networks and Edinburgh International Airport.

Extras: Fixtures and fittings, oven, hob, fridge, washing machine, all blinds, and TV bracket.







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.