

ALLINGHAM&CO

traditional values | modern practice

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espc

45 Longstone Street, EDINBURGH, EH14 2BS
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

Location

This two bedroom, mid terraced house is situated in Kingsknowe, a popular suburb of Edinburgh, just West of the city centre.

It is well positioned for access to a number of local shops and services, including a large Sainsburys. There is also a 24 hour Asda Superstore at Chesser and across the road is the Edinburgh West Retail Park which includes an Aldi, M&S Simply Food and Home Bargains. Hermiston Gait and The Gyle Shopping Centre, home to a number of high street stores, are only a short drive away and there is a cinema complex at nearby Westside Plaza.

Leisure opportunities in the area include the O2 Academy, Nuffield Health and Fitness Centre, Kingsnowe Golf Club, World of Football, and the World of Bowling. For leisurely walks and cycling, The Union Canal and Water of Leith Walkway are close by and Redhall Park is just a short walk away. Schooling is well represented from nursery to senior level and for further education, Edinburgh College and Napier University are nearby.

The property is conveniently placed for public transport links with Kingsknowe Railway Station only a short walk away and there are a number of bus routes running to and from the city centre. The city bypass and main motorway networks are also within easy reach

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright living room

Kitchen with built in hob & oven, extractor fan, fridge and larder style cupboard: these items are believed to be in good working order though their condition is not warranted

2 bedrooms, one with built in storage

Modern bathroom with shower over bath, wash basin and WC

Extra features

Double glazing

Gas central heating

Bright sunny garden to the rear with patio area and shed

Driveway to the front

Possibility to extend at the rear of the Property



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
56m²

