



165 Longstone Road, Edinburgh, EH14 2AQ

*Bright and spacious three-bedroom lower villa with private front and rear gardens*

URQUHARTS  
EDINBURGH



## DESCRIPTION

165 Longstone Road is a bright and spacious three-bedroom lower villa with private front and rear gardens, situated in popular Longstone area. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas. The property offers fantastic renovation potential and would suit a range of buyers including first time buyers, professionals, downsizers and investors.

Entrance vestibule and hall; spacious living room / dining room overlooking the front garden; fitted kitchen with wall & base units and appliances; three good-sized double bedrooms, one with direct access to the rear garden (previously used as a dining room); and a wet/shower room.

## ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Three bedrooms. Wet/Shower room.

Gas central heating. Double Glazing. Well-maintained front and rear garden with patio area and mature borders. Unrestricted on-street parking.

## LOCATION

Longstone is a popular residential area of lying to the west of the city centre. Local shops cater for everyday needs with more

extensive shopping available at Sainsbury's Superstore on Inglis Green Road, Edinburgh West Retail Park at Slateford/Chessie, The Gyle Shopping Centre and Hermiston Gait retail park a short bus/drive away. A regular bus service operates to the city centre and trains are available from Slateford and Kingsknowe railway stops. Edinburgh City Bypass is within close proximity providing easy access to the major motorway networks, Edinburgh International Airport and Queensferry Crossing/Forth Road Bridge. Schools are also well represented from nursery through to senior level with Napier University, Edinburgh College Sighthill Campus and Heriot Watt University campuses within walking distance or a short bus/car journey away. Nearby leisure and recreational facilities include Carrick Knowe and Kingsknowe Golf Courses, Craiglockhart Sports Centre, Pure gym, LIFT Gym and a Nuffield gym, along with several local public parks and the Water of Leith cycle path, The Union Canal and Colinton Dell.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

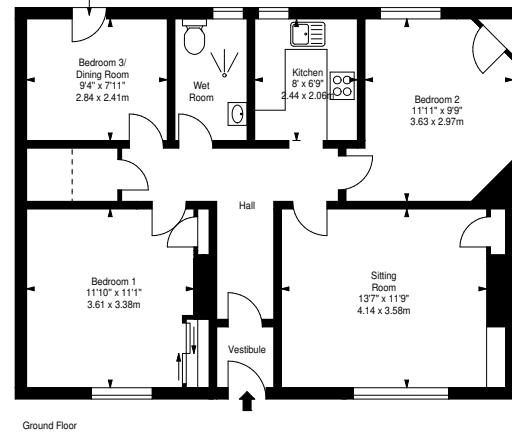
The property has an Energy Rating Category C  
Tenure Freehold



165 Longstone Road,  
Edinburgh,  
Midlothian, EH14 2AQ



Approx. Gross Internal Area  
770 Sq Ft - 71.53 Sq M  
For identification only. Not to scale.  
© SquareFoot 2006



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4.

Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).