



Flat 4, 12 Ellis Drive, Longstone, Edinburgh, EH14 2AE

Light & Beautifully Presented, Two Bedroom, Second (Top) Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, second (top) floor flat, forming part of a quiet modern, factored development. Conveniently located in the popular Longstone area, west of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a stylish kitchen, modern bathrooms, Juliet balconies, and skyline views of the Pentland and Corstorphine hills. In addition, there is district heating controlled via HIVE thermostat, double glazing, contemporary flooring and lighting, and good integrated storage provision including bedroom wardrobes.

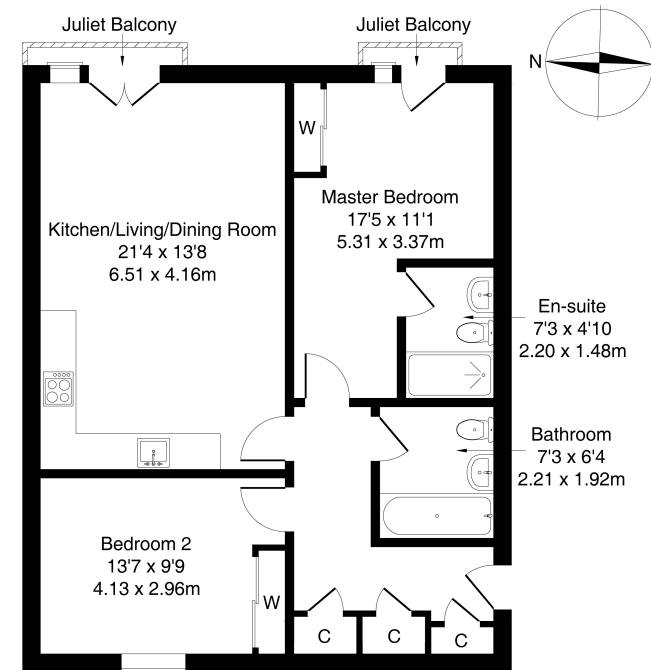
The development also includes secured video entry, ample residential parking, a shared bike store, an enclosed shared garden, and superb road and public transport links.

A welcoming entrance affords access throughout the property and features three built-in cupboards, two of which provide superb storage. Set to the front, a spacious open-plan living/dining room and kitchen are finished with tasteful decor, wood effect flooring and patio doors accessing a Juliet balcony, enjoying plentiful natural light. To the rear of the room, the kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with drainer; with appliances including an integrated oven, electric hob, and fridge/freezer; whilst a dishwasher is available by separate negotiation.

The master bedroom is set to the front, with light decor, carpeted flooring, a built-in wardrobe and a modern en-suite shower room (mirror not included); whilst a further carpeted bedroom is similarly well-finished, also with light decor and a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Longstone is an established residential area, situated roughly four miles southwest of the city centre, offering a good variety of local shops and amenities together with a Sainsbury's superstore at Inglis Green Road, and an ASDA superstore at Chesser. Further high-street shopping is available at South Gyle and Hermiston Gait retail parks. Schooling within this vicinity is well-represented

from nursery to senior level, with Edinburgh College and the Sighthill Campus of Napier University easily accessible. Leisure opportunities include the Kingsknowe Golf Course and local bowling clubs, along with delightful walks along the Colinton Dell. Kingsknowe rail station is close by, whilst regular bus services are available from Longstone Road.





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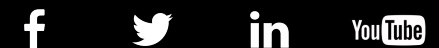
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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