



Flat 6, 16 Gaskell Street, Edinburgh, , EH14 2AF

Tastefully Presented Two-Bedroom Apartment with Parking

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Property Description

Tastefully presented and spacious, two-bedroom second-floor apartment, with exceptional south-facing balcony views to the Pentlands. Forming part of a modern and factored residential development, conveniently located in the 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 bathroom.

With light neutral decor throughout, highlights include a stylish integrated kitchen, modern bathroom suites, quality flooring and HIVE gas central heating. In addition, there is a balcony for the lounge and a Juliet balcony for the master bedroom, double glazing, and good storage provision.

The development also provides a secure entry system, shared bike store, well-maintained grounds and ample residential parking.

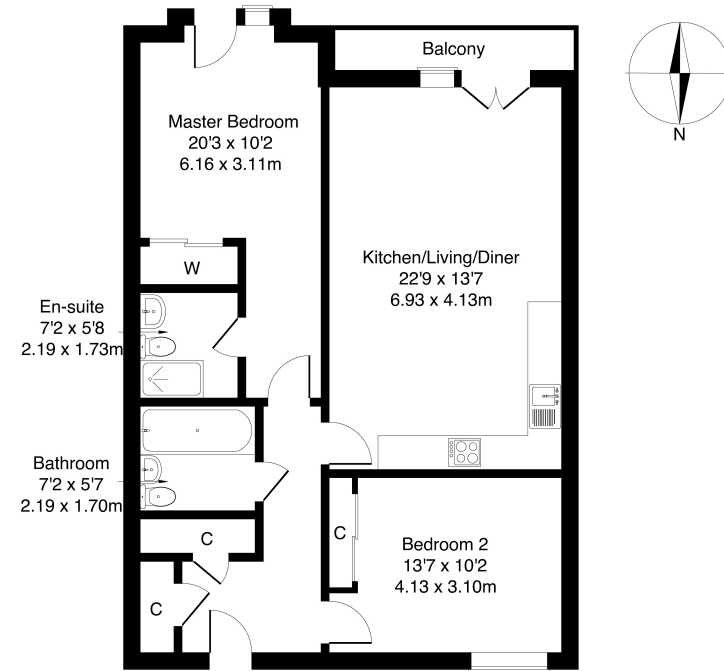
A light and welcoming entrance provides access to all rooms, leading to the rear of the property where you'll find a spacious open-plan living, dining, and kitchen area, beautifully finished with wood-effect flooring and light décor throughout, and featuring a south-facing balcony offering views of the Pentlands. The modern kitchen boasts granite-effect countertops with matching upstands, a sink with a drainer, and integrated appliances including an oven, electric hob with canopy, washing machine, dishwasher, and fridge freezer.

Towards the front of the property, a hallway with two useful storage cupboards leads into the second bedroom, which continues the light décor and wood-effect flooring and includes a built-in cupboard. The generous master bedroom offers built-in storage, a Juliet balcony, and a stylish en-suite bathroom complete with a large shower cubicle and ladder-style radiator. Completing the home is a contemporary three-piece family bathroom, featuring panel-tiled walls, a shower over the bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (840 sq ft - 78 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 a well-established residential neighbourhood located around four miles southwest of Edinburgh's city centre. The area benefits from a wide range of local shops and services, including a Sainsbury's superstore on Inglis Green Road and an ASDA superstore in nearby Chesser. Additional retail options can be found at South Gyle and Hermiston Gait retail parks. The area is well-served by educational

facilities from nursery through to secondary level, with convenient access to Edinburgh College and Napier University's Sighthill Campus. Leisure pursuits are well catered for with Kingsknowe Golf Course, local bowling clubs, and scenic walks along the Colinton Dell. Excellent transport links include nearby Kingsknowe rail station and frequent bus services from Longstone Road.





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