



16 Armstrong Road, Edinburgh, EH14 2BF

Spacious, Southerly facing, Three-Bedroom, Mid-Terrace Townhouse.

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Property Description

Beautifully presented and spacious, three-bedroom, three-storey, southerly facing, mid-terrace townhouse, with a garden. Part of a modern factored residential development, located in the Longstone area, west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a family room, three bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC/utility room.

In move-in condition and with light neutral decor throughout, highlights include a stylish integrated kitchen, modern bathroom suites and quality contemporary flooring.

In addition, there is district heating, a Juliet balcony, double glazing, integrated wardrobes for each bedroom and upper-floor views of the Pentland Hills.

Externally there is a patio area to the front, whilst an enclosed rear garden includes a paved patio, a wood-decked patio and a lawn.

The development has maintained grounds and ample residential parking, and offers superb public and private transport links to both the city centre and the wider motorway network.

The entrance hall features a built-in cloak cupboard, and gives access to a living room, a carpeted stairway and a WC with utility space. A spacious, open-plan public room features quality wood-effect flooring continuing from the hall, contemporary lighting, a built-in store cupboard and large French patio doors opening to the garden and offering superb natural light. The fitted kitchen features wood-effect worktops with matching upstands, a sink with a drainer, unit downlighting, an integrated dishwasher, a fridge/freezer, an oven and a ceramic hob with a 'floating' canopy above.

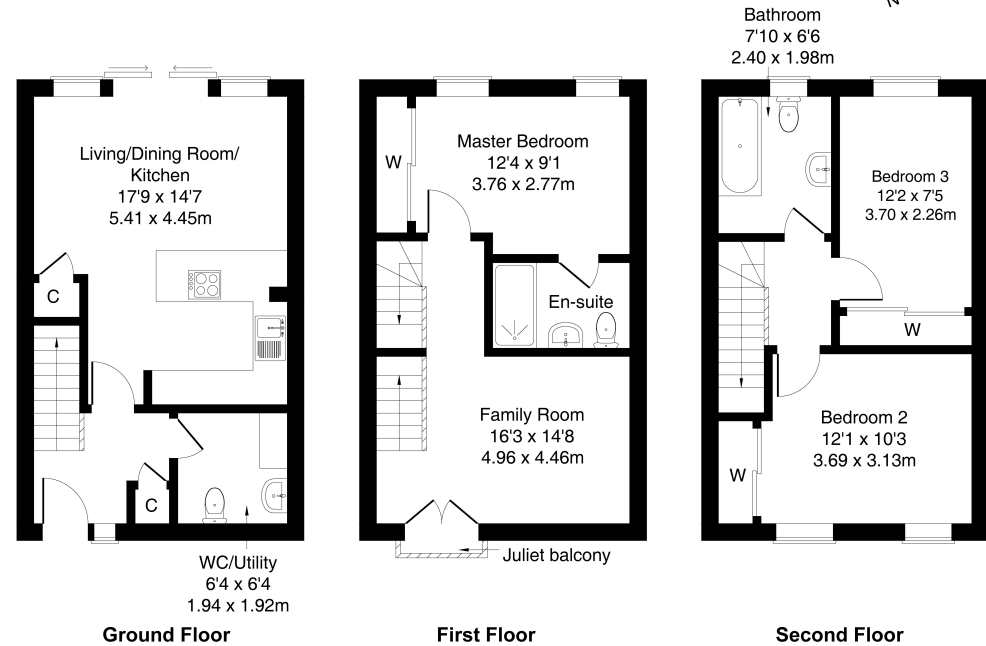
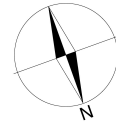
On the first floor, a master bedroom is set to the rear and features a built-in wardrobe and an en-suite shower room, with a two-piece suite and an integrated cubicle. Southerly facing to the front is a flexible family room, with carpeted flooring, a Juliet balcony and access to a second carpeted stairway.

On the second floor, two further bedrooms are set to either aspect, with carpeted flooring and built-in wardrobes. The family-size bathroom has a rear-facing window, and is fitted with a three-piece suite, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (1076 sq ft - 100 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 south-west 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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