



84/8 Longstone Street, Edinburgh, EH14 2BY

Beautifully Presented, Two-Bedroom, Dual Aspect, Third (Top) Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect, third (top) floor flat, with exceptional city skyline views. Forming part of an established residential development, located in the Longstone area, to the southwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a modern fitted kitchen and bathroom suite, and contemporary flooring and decor. In addition, there is gas central heating, double glazing, and good integrated storage provision, including an external storage room.

Furthermore, there are shared greens to the front and rear; and ample unrestricted residential parking.

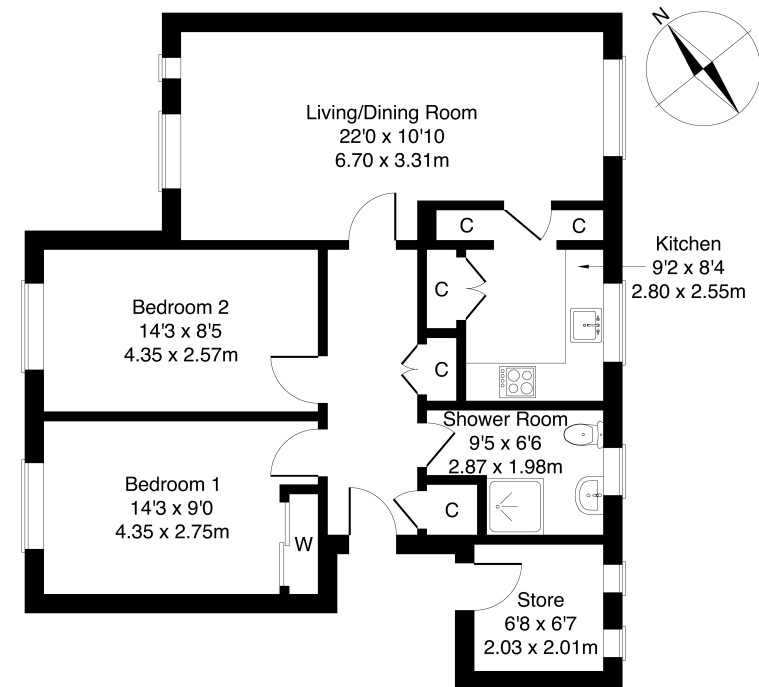
A welcoming entrance hall affords access throughout the majority of the property, including two convenient storage cupboards. A tastefully finished living/dining room features a dual aspect allowing plentiful natural light, carpeted flooring, and two pendant light fittings. Set off the lounge, with a front-facing window, a stylish kitchen provides superb storage provision, with two built-in open cupboard spaces and a further double-doored cupboard. Modern fitted units and worktops include a sink with a drainer, a metro-tiled surround, and an integrated induction hob and oven.

Set to the rear, bedroom one offers a generous room for freestanding furniture, and features a built-in wardrobe with mirror sliding doors and carpeted flooring; whilst a further well-sized bedroom is also set to the rear, with carpeted flooring and plenty of space for furnishing. Completing the accommodation, set to the front, the shower room is fitted with a modern suite including an electric shower unit, tiled splash walls, and wood effect flooring.

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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)

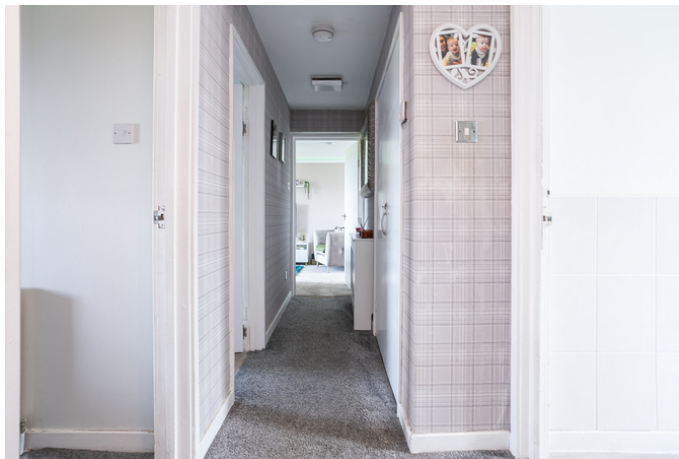


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Longstone is an established residential area, situated approximately 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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