



Flat 5, 4 Gaskell Street, Edinburgh, EH14 2AF

Well-Presented Two-Bedroom, First-Floor Flat with Juliet Balconies & Residential Parking

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Property Description

Well presented and spacious, two-bedroom first-floor apartment, with Juliet balconies and residential parking. Forming part of a modern, factored residential development conveniently located in the Longstone area, west of Edinburgh city centre.

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

Highlights include a stylish fitted kitchen, modern bathroom suites, and contemporary flooring. In addition, there is HIVE gas central heating, double glazing, and good storage provision.

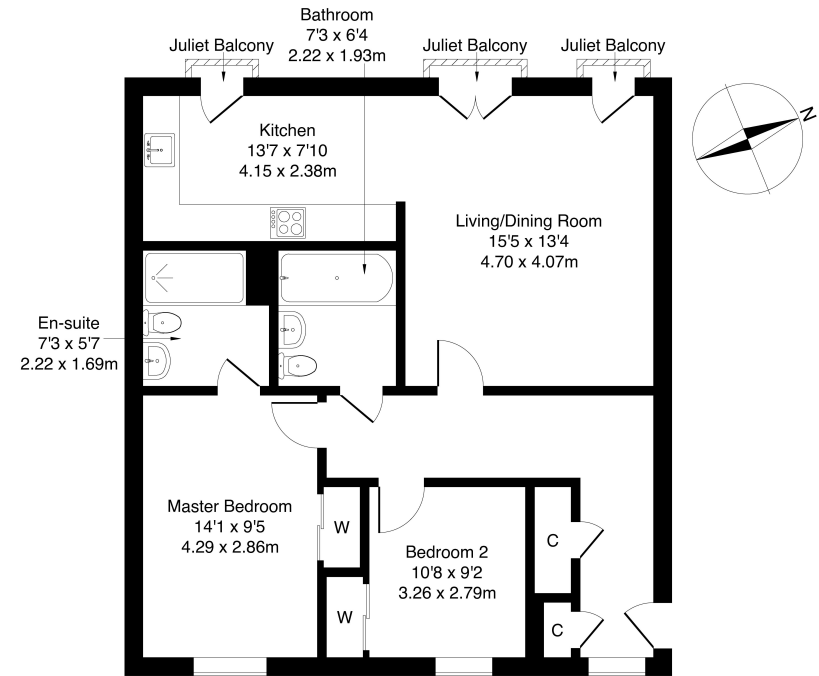
The development also provides a video secure entry system, shared bike store, well-maintained grounds and ample residential parking.

Welcoming you into the property, the carpeted hallway provides access to all rooms, creating a seamless and functional living space. The spacious living room is finished with matching carpeted flooring from the hallway and offers direct access to the kitchen, which is fitted with modern countertops and a splashback, a stainless steel sink with drainer, an integrated oven and electric hob with canopy above, as well as space for an additional appliance.

Bedrooms one and two are finished with light and tasteful décor, and both benefit from built-in cupboards, ideal for storage, with the master bedroom further benefiting from an en suite shower room comprising a three-piece suite with a shower cubicle. Completing the property is the bathroom, fitted with a three-piece suite including a bath.



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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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