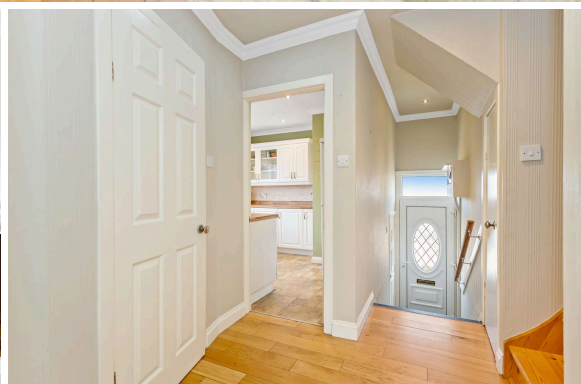




41 Longstone Grove, Longstone
| EDINBURGH | EH14 2BT


warners
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Situated in the popular residential area of Longstone to the west of Edinburgh city centre, Warners are delighted to offer this three-bedroom double upper villa to the market.

Upon entering the property, you are greeted with a staircase taking you to the hallway with storage cupboard that provides access to all rooms on the first floor. The accommodation is comprised of a generously sized living/dining room which is flooded with natural light through the large south-west facing window, fitted kitchen with a range of white wall and base units, family bathroom with three-piece bathroom suit with shower over bath. The first floor accommodation is completed by two double bedrooms, one with a built-in storage.

On the second floor, is the spacious principle suite with two velux windows and an abundance of eaves storage space running down both the left and right of the room. The shower room acts as an en-suite to the principle bedroom, and also boasts a large storage cupboard. The property further benefits from a monobloc driveway, private rear garden space which is paved with a large shed, gas central heating and double glazing.

- Well-proportioned three-bedroom double upper
- Generously sized living/dining room
- Fitted kitchen
- Spacious principle bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom with shower over bath
- Monobloc driveway
- Private paved rear garden area with shed
- On street parking

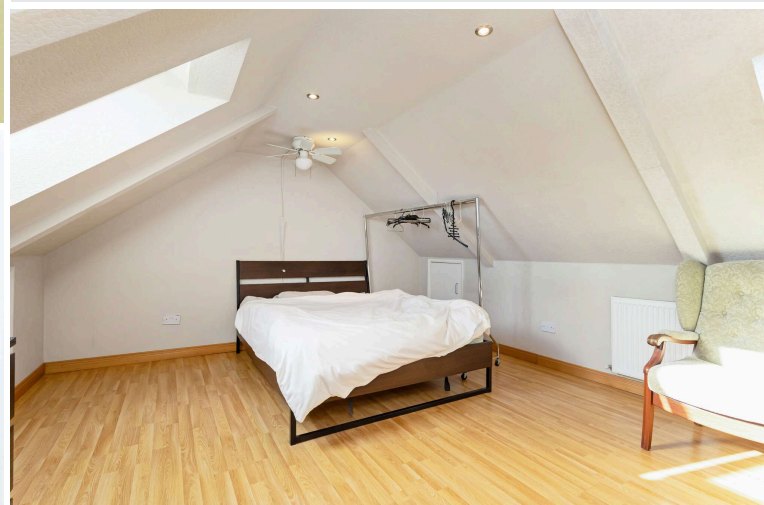
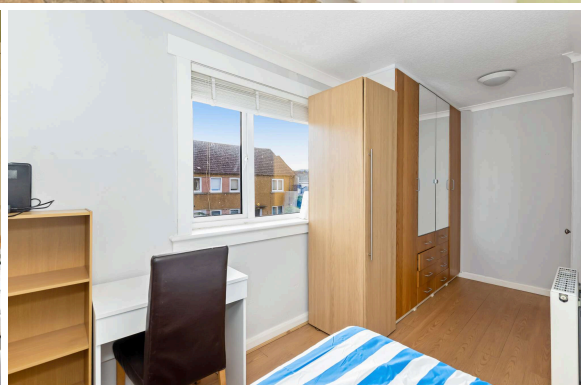
Council tax C. Energy Rating C

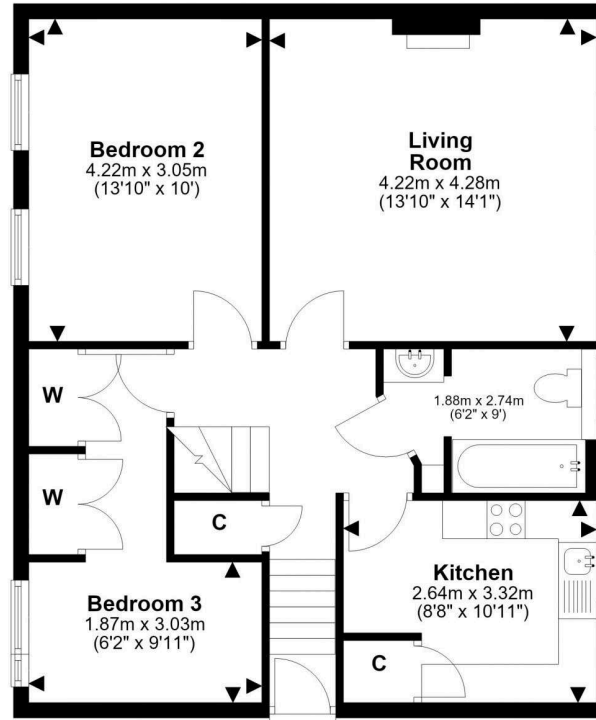
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds & all furniture will be included in the sale.

Longstone is a popular residential suburb of Edinburgh. Local shops cater for day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks & Spencer, is a short drive away. Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart and also Edinburgh College at Sighthill. Heriot Watt University campus at Riccarton is also easily accessible. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre and Nuffield Health Edinburgh Fitness & Wellbeing Gym. A regular bus service operates to the City Centre and trains are available from Slateford Railway Station. Edinburgh City Bypass is within close proximity giving swift and easy access to major motorway networks and Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

