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1/3, Inglis Green Rigg, Edinburgh, EH14 2LF

Tastefully Presented Two-Bedroom, First-Floor Apartment

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Property Description

Light and tastefully presented two-bedroom, first-floor apartment, forming part of a modern factored development. Quietly positioned at the end of a leafy cul-de-sac, located in the Longstone area, south-west of Edinburgh city centre.

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

Highlights include a modern kitchen and bathroom, contemporary flooring, a secure entry system and leafy views. Additionally, it features gas central heating, double glazing, and good storage including wardrobes for both bedrooms.

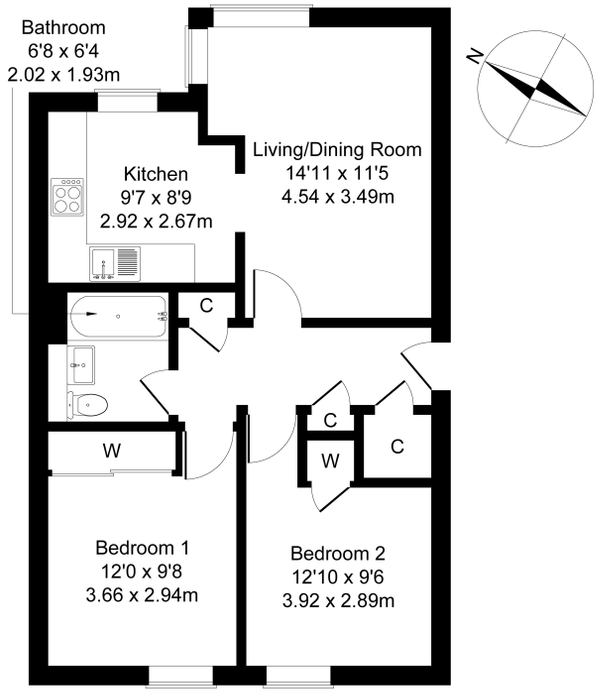
This secluded development provides ample residential parking and a shared garden green to the rear, with the open spaces of Redhall Park beyond.

Internally, the welcoming hallway provides excellent practicality, with three built-in storage cupboards and a secure entry handset. To the front, the semi-open-plan living space offers a bright and versatile area, complemented by modern wood-effect flooring and a corner-aspect window. There is ample space for both lounge furniture and a dining or breakfast table, with the kitchen conveniently situated alongside. The well-appointed kitchen features wood-effect worktops, a tiled splashback and a stainless-steel sink with drainer. Appliances include an oven, gas hob, dishwasher, washing machine and fridge/freezer.

Both generously proportioned double bedrooms are positioned quietly to the rear, enjoying pleasant leafy outlooks across the shared garden grounds and surrounding woodland. Each bedroom is finished with carpeted flooring and benefits from a built-in wardrobe. Completing the accommodation, the internal bathroom is fitted with a modern three-piece suite, comprising a bath with mains shower over, alongside contemporary wall panelling and a shaver point.

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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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

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