NEILSONS

Solicitors & Estate Agents



Offers Over

**£160,000**

# 105/1 Longstone Road

## Longstone | Edinburgh | EH14 2AP

This well-presented two-bedroom ground-floor flat offers comfortable accommodation, private garden space and a driveway, making it an excellent choice for first-time buyers, couples and those looking to downsize. Benefiting from a practical layout, neutral décor and a modern fitted kitchen, the property provides an inviting home with both indoor and outdoor space to enjoy.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - A



## Description

The accommodation is accessed via a welcoming hallway incorporating useful storage. The lounge is positioned to the front of the property and enjoys a front-facing aspect, with wooden flooring and modern décor creating a bright and comfortable living environment. The kitchen is fitted with a range of contemporary high-gloss wall and base units, complemented by wooden worktops and tiled splashbacks. The layout provides useful storage and preparation space, creating a practical setting for everyday cooking. There are two double bedrooms. The principal bedroom enjoys a front-facing aspect and benefits from carpeting, shelved storage and space for freestanding bedroom furniture. The second double bedroom overlooks the rear of the property and offers further versatile accommodation, ideal for guests, family members or use as a home office. The bathroom is fully tiled and fitted with a three-piece white suite, incorporating an electric shower over the bath.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

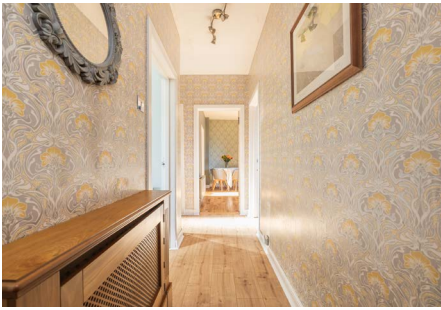
## Gardens & Driveway

Externally, the property benefits from a private front garden and driveway, providing convenient off-street parking. The enclosed rear garden offers a combination of lawn, decking and mature planting, creating a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).









## Location

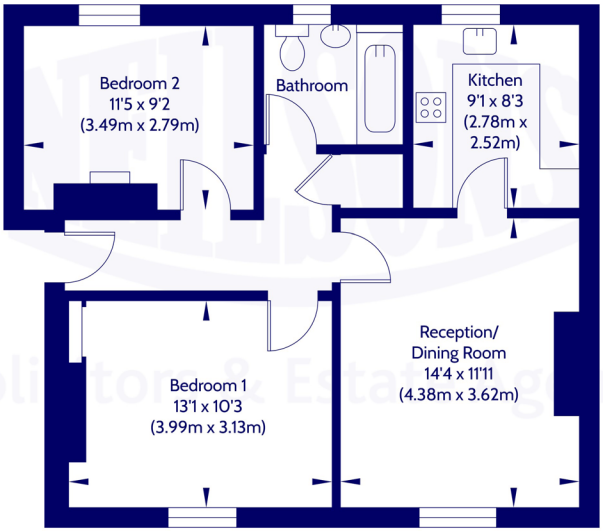
Longstone Road is situated within a popular residential area of south-west Edinburgh, offering convenient access to a wide range of local amenities, shops and supermarkets. Nearby shopping facilities can be found at Longstone Road and in the surrounding areas of Slateford and Colinton, while The Gyle Shopping Centre provides an excellent selection of high-street retailers, cafés and restaurants. The area is well served by local schooling and recreational facilities, with nearby green spaces providing opportunities for walking, cycling and outdoor activities.





Approx. Gross Internal Floor Area 57 Sq M / 618 Sq Ft.

Ground Floor




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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