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124 Longstone Grove,
Edinburgh EH14 2BX







An excellent mid terraced villa offering ideal family accommodation and located close to first class amenities

3 Bed | 1 Bath | 1 Reception

Offering ideal family accommodation this spacious mid terraced villa would now benefit from a degree of modernisation but offers an excellent opportunity to create a unique and stylish home in a great location. The entrance vestibule leads through to the large sitting room which offers plenty of space for family and friends. The kitchen/dining room comes complete with integrated appliances. Up a few steps from the ground floor there is a handy WC. Upstairs, there are three generous bedrooms and a wet shower room. Additional benefits include excellent storage, double glazing and electric background heating. Private, mature gardens lie to the front and rear of the house.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Features

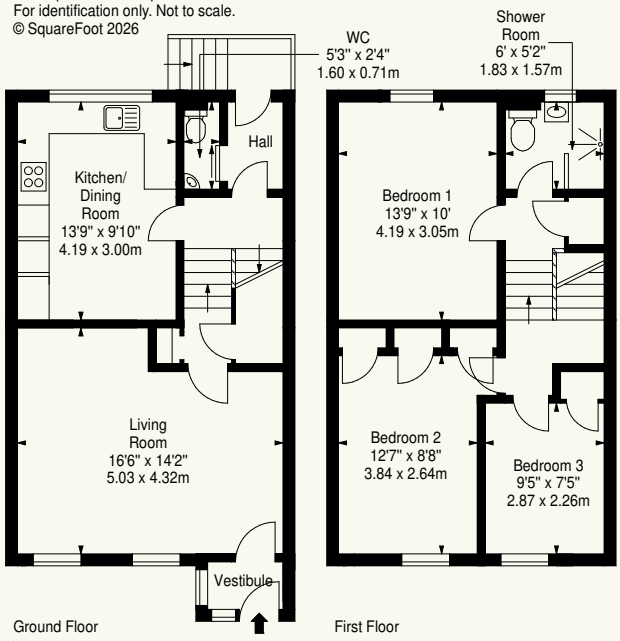
- Entrance vestibule
- Spacious sitting room with two large windows flooding the room with light and offering views to the front garden
- Large kitchen/dining room with integrated appliances and views to the rear garden
- WC
- Three generous bedrooms
- Practical wet shower room
- Excellent storage
- Double glazing
- Electric background heating
- Private front and rear garden
- EPC Rating E

Offers Over £225,000

Longstone Grove,
Edinburgh,
Midlothian, EH14 2BX

SquareFoot

Approx. Gross Internal Area
971 Sq Ft - 90.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026









Longstone is a well established residential area of the city, bordered by Hailes Quarry Park, approximately four miles south/west of the City Centre. Whilst there are excellent road and rail links into the city centre and to many other parts of the city just a short walk from the property, the surrounding area boasts a number of independent shops, convenience stores, a large branch of Sainsbury, a 24 hour Asda and a variety of popular eateries and pubs. In addition, Hermiston Gait and the Gyle shopping Centre are within easy reach. Schools from nursery through to senior level are available locally, as are parts of Napier University and Edinburgh College. Heriot Watt University is also readily accessible via regular public transport services. Leisure options range from parks and golf courses to the canal towpath which is popular with walkers, joggers and cyclists. The canal itself also plays host to a rowing club based at Craiglockhart. For those who require to travel out of the city the city by-pass, Edinburgh International Airport and the central motorway network are all readily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.