



## 1/4 Inglis Green Gait, Longstone, Edinburgh, EH14 2LG

Light and Well Presented, Two-Bedroom, Corner-Aspect, First-Floor Apartment

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove<sup>®</sup> Zoopla  
find your happy



# Property Description

Light and well-presented, two-bedroom, corner-aspect, first-floor apartment, forming part of a modern, factored development. Conveniently located in the Longstone area, southwest of Edinburgh city centre.

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

Highlights include a modern kitchen, fitted bathroom suites, contemporary flooring and leafy views.

In addition, there is gas central heating, double glazing and good storage, including integrated wardrobes in both bedrooms.

This secluded development provides a shared bike store, landscaped grounds, and ample restricted residential parking.

A welcoming entrance hall, with generous storage, is finished with light, neutral decor and modern, wood-effect flooring. Taking advantage of the property's corner position, a bright, dual-aspect reception room offers versatile space for lounge and dining furniture and features a traditional fireplace and carpeted flooring. Next door, a kitchen is fitted with wood-effect units and stone-effect worktops, whilst appliances include an integrated oven, an electric hob and a concealed extractor fan, with plumbing and space available for a freestanding fridge/freezer and a washing machine.

Set to the rear, two double bedrooms enjoy a sunny, southerly outlook. Both bedrooms are carpeted and benefit from built-in wardrobe storage, with the master bedroom further benefiting from an en-suite shower room.

Completing the accommodation, a naturally lit family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, tiled splash walls and storage.

**mov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors

**1/4, Inglis Green Gait, Edinburgh EH14 2LG**  
Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Longstone is an established residential area, situated roughly four miles southwest of the city centre, offering a good variety of local shops and amenities together with a Sainsbury's superstore at Inglis Green Road, and an ASDA superstore at Chesser. Further high-street shopping is available at South Gyle and Hermiston Gait retail parks. Schooling within this vicinity is well-represented





from nursery to senior level, with Edinburgh College and the Sighthill Campus of Napier University easily accessible. Leisure opportunities include the Kingsknowe Golf Course and local bowling clubs, along with delightful walks along the Colinton Dell. Kingsknowe rail station is close by, whilst regular bus services are available from Longstone Road.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

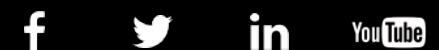
[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.