



16 (Flat 8) Gaskell Street
LONGSTONE | EDINBURGH | EH14 2AF



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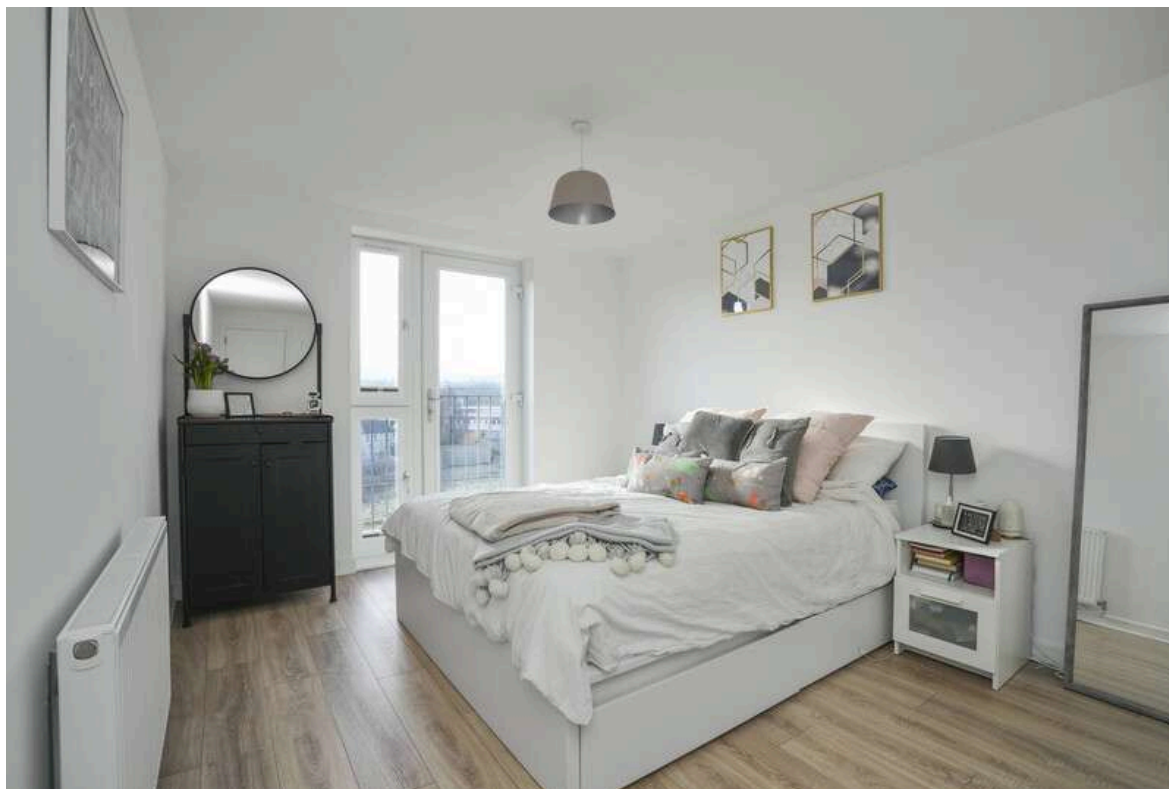
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Fantastic third floor flat, forming part of a modern development in the Longstone district in the west of Edinburgh, with stunning views and open plan living spaces. This beautifully presented apartment would make an ideal first-time purchase as well as holding investment potential and is offered to the market in move-in condition. The spacious living/dining/kitchen area is the main public space in the property and provides an ideal spot for entertaining guests, with French doors from here opening to a Juliet balcony boasting rooftop views to the Pentlands beyond. The property has two generous bedrooms, both with fitted wardrobes and French doors to a Juliet balcony, and the principal suite boasts an en-suite shower room with dual headed mains shower. A modern bathroom with white three piece suite completes the internal accommodation. Early viewing is highly recommended.

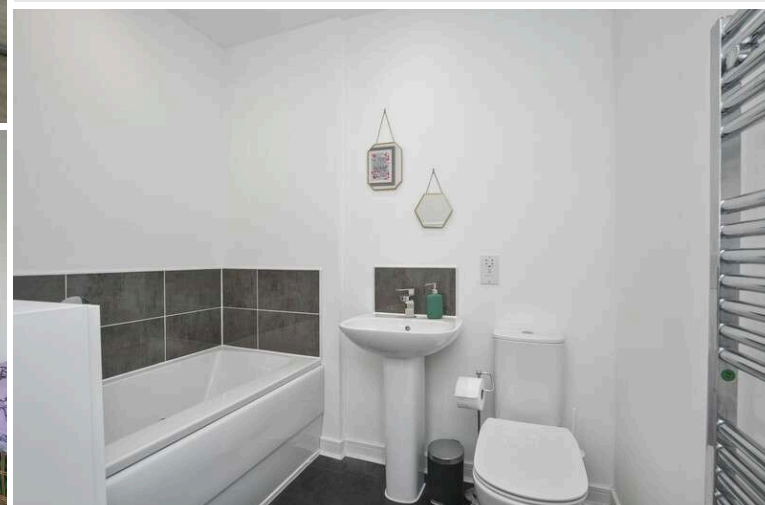
- Entrance hallway with storage and security entry phone
- Spacious living/dining/kitchen
- Two spacious double bedrooms with Juliet balconies and fitted wardrobes
- Principal en-suite
- Modern bathroom with white three piece suite
- Double glazing
- Ample storage options
- Residents' parking
- Communal rear garden
- Easy access to excellent public transport links

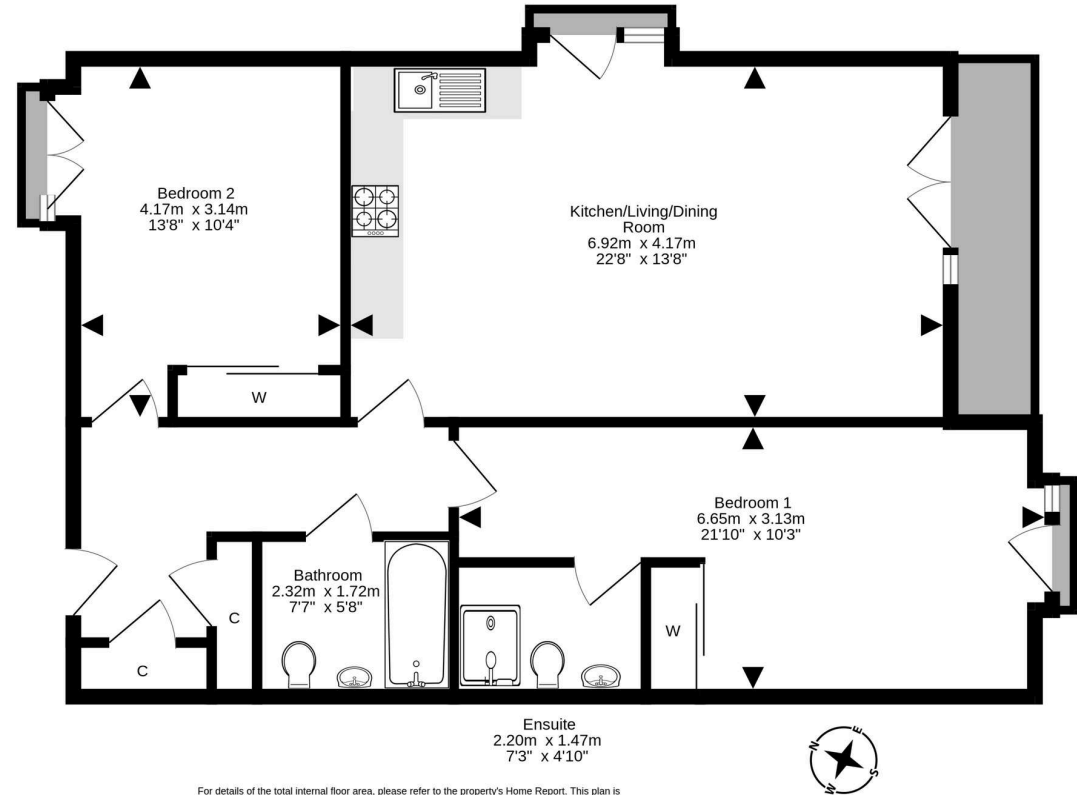
All fitted floor coverings, blinds, oven & hob with hood above, fridge/freezer, and dishwasher are included. EPC rating C

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



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.





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