



Solicitors & Estate Agents



Offers Over
£120,000

48 Longstone Crescent

Longstone | Edinburgh | EH14 2AT

Nestled on a quiet street amidst a wealth of superb local amenities, swift transport connections, and expansive green areas lies this well maintained main door upper villa, complete with its own private garden. The property is an excellent opportunity for first time buyers or young professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – D
-  Council Tax Band – A



Description

In brief the accommodation comprises; Welcoming hallway with two generous storage cupboards; spacious reception room with a sunny South East aspect, carpet flooring and space for a dining table; modern fully fitted Howdens kitchen offering ample wall and base units, wooden style worktops and white tiling to splash areas; double bedroom showcasing hard wood flooring and full height built in wardrobes with a mirror frontage; the shower room is fully tiled and is complete with a white two piece suite and walk in glass cubicle.



Extras

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

Gardens & Parking

To the rear is an expansive private garden space, the garden is fully enclosed and offers a good size lawn and low maintenance chipstone with added patio area. To the far end of the garden is mature trees and shrubbery for a pleasant outlook while adding additional privacy. Ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24 hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The Gyle Shopping Centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away.



Approx. Gross Internal Floor Area 46.53 Sq M / 501 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
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Plans by planography.co.uk

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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