



lindsays

84 Longstone Road
Longstone, Edinburgh, EH14 2AY

"A spacious and unique property which benefits from a large garden to the rear, with a driveway and garage"

- Entrance vestibule
- Hall
- Family room/dining room
- Breakfasting kitchen
- Sitting room/bedroom 1
- Six further bedrooms
- Bathroom
- Shower room
- Double glazing
- Gas central heating
- Driveway and garage

EPC Rating D

OFFERS OVER £320,000



Description

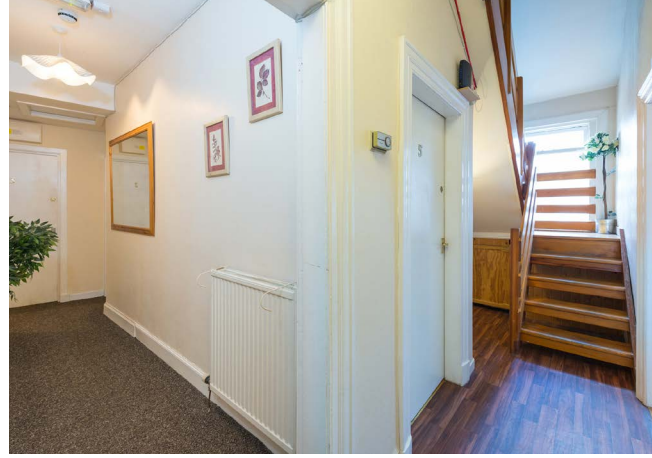
A spacious and unique property which benefits from a large garden to the rear, with a driveway and garage providing useful off street parking, situated in the established residential area of Longstone. The property is currently utilised as a HMO rental but would also make an ideal family home with flexible accommodation over two levels. In brief the accommodation comprises; entrance vestibule, hall, family room/dining room with patio doors to the garden, breakfasting kitchen, sitting room/bedroom 1, six further bedrooms, bathroom and shower room.

Area

The property is located in Longstone, a mature residential district which lies to the west of the city centre. It is conveniently situated for access to the city bypass and the M8 + M9 motorway networks. Local shopping and recreational facilities, which include the Odeon cinema, are situated within easy walking distance, and the Gyle Shopping Centre and Hermiston Gait retail park are only a short drive away. A regular public transport service operates to most parts of the city and a local rail station provides an additional choice of travel for commuting. The property is also conveniently located for the Gyle Business Banking and commercial establishments, Sighthill Industrial estate, Edinburgh College and Napier University.

Viewing

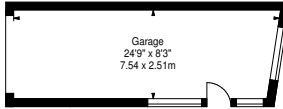
By appointment contact Lindsay's on 0131 229 4040



Longstone Road,
Edinburgh, EH14 2AY

SquareFoot

Approx. Gross Internal Area
1487 Sq Ft - 138.14 Sq M
Garage
Approx. Gross Internal Area
200 Sq Ft - 18.58 Sq M
For identification only. Not to scale.
© SquareFoot 2019



Ground Floor



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Prospective purchasers are requested to note formal interest with Lindsay's 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 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.