



£180,000 Offers Over

Kingsknowe Road North

Ground Floor Flat | 3 Bedrooms | 1 Bathroom

01501 486123



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Step Inside

Key Features

- Sought After Location
- Lower Villa
- Three Bedrooms
- South Facing Garden
- Close To Local Amenities

Property Description

Well Presented Lower Villa situated in the popular residential area of Longstone. With easy access to Edinburgh Town Centre this property will appeal to a variety of buyers. Property comprises; Entrance Hall, Lounge, Kitchen, Three Bedrooms and Family Bathroom

Main Particulars

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Entrance Hall

The spacious entrance hall gives access to all the rooms within the property. The flooring is carpeted.

Lounge (4.6m x 3.5m)

A large bright room flooded with natural light from the large french doors that lead to the rear garden. The flooring is carpeted.

Kitchen (3.3m x 1.6m)

This stylish modern galley style kitchen has been finished to a high standard with a range of floor standing and wall mounted units with contrasting worktop. It further benefits from integrated washing machine, hob, oven, and fridge freezer. A door leads to the side of the property and the flooring is laminate.

Bedroom One (4.3m x 2.9m)

A generously proportioned room with floor to ceiling fitted mirror wardrobes. A large window overlooks the rear and the flooring is carpeted.

Bedroom Two (3.7m x 2.9m)

A double room with fitted wardrobes, and additional storage cupboard. A window overlooks the front of the property and the flooring is carpeted.

Bedroom Three (3.4m x 2.4m)

The third bedroom is also a double with a storage cupboard. A window overlooks the front of the property and the flooring is carpeted.

Family Bathroom (2.6m x 1.5m)

Finished with a white suite comprising; w/c, wash hand basin, and double shower cubicle.

Externally

To the front of the property lies a low maintenance front garden with potted plants and stone chips. To the rear there is a low maintenance south facing garden finished with artificial turf.

Location

The residential area of Longstone lies approximately four miles south west of the city centre. The property is ideally placed for shopping, recreational, schools and transport facilities. There is a Sainsburys supermarket close by corner on Inglis Green Road and the Gyle Shopping Centre with its major outlets can be easily accessed by car or public transport. The nearby Corn Exchange hosts a variety of concerts and events and is also home to World of Football and a bowling alley. Within walking distance there is a Nuffield Health Fitness and Wellbeing Gym, the Kingsknowe Golf Course, and also Colinton Dell and the Water of Leith which offer semi-rural walking and cycling. Redhall Gardens is in the catchment area for Longstone and St Cuthbert's at primary level and Firrhill High and St Augustine's High at secondary. Excellent bus services take you into the city centre and beyond, and Slateford and Kingsknowe railway stations are just a short walk away. The property is also conveniently located for quick access to the city bypass and Edinburgh Airport.

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 LARN - LARN1903008 Registered Office: ,



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