



**LONGSTONE  
16 LONGSTONE GROVE  
MID TERRACED TOWN HOUSE  
FIXED PRICE £145,000**



The property is situated in the area of Longstone, which is to the west of the City Centre. This popular residential area has local shopping facilities for every day needs with more extensive shopping and banking facilities available at nearby Fountainbridge, Sighthill and Corstorphine. Further specialist shopping can be found a South Gyle Retail Park and the City Centre. Local schooling is well represented from nursery to senior level along with Napier, Heriot Watt Universities and Stevenson College.

This bright airy and spacious mid terraced townhouse is arranged over four levels and is being presented to the market in good order throughout. However there is now scope for modest upgrading and redecoration. The property has the benefit of gardens to the front and the rear along with excellent storage, double glazing and gas central heating.

The accommodation in brief comprises: entrance hall giving access to the dining kitchen, first floor landing giving access to the lounge, second floor landing giving access to bedroom one and the bathroom and top floor landing to bedroom two and three.

## FIXED PRICE £145,000

### ENTRANCE HALL

The entrance hall has laminate flooring, a radiator complete with cover and a storage cupboard housing the central heating boiler and with plumbing for an automatic washing machine. There is access to the dining kitchen and a carpeted staircase gives access to upper landing with storage cupboard and an astragal door to the lounge.

### LOUNGE Approx. 16'6" x 11'8"

A generous room with porch giving access to the rear garden. One wall is wood panelled providing excellent concealed storage.

### KITCHEN Approx. 13'11" x 8'3"

This room has front facing twin windows and is fitted with a good range of wall units with under pelmet lighting and base units complete

with complementary work surfaces. There is an electric cooker with overhead extractor which are included in the sale and there is ample space for a fridge freezer. The splashback areas are tiled and the flooring is laminate. The room offers space for formal dining and there is additional storage from a further storage cupboard.

### SECOND FLOOR LANDING

Enjoying natural light from a skylight window and giving access to bedroom one and the bathroom.

### DOUBLE BEDROOM ONE Approx. 13'9" x 9'11"

A generous room with front facing window.

### BATHROOM Approx.

The fittings in this front facing room comprise a traditional style bath with electric shower over, countersunk wash hand basin and WC. There is tiling to the splashback areas and laminate flooring.

### THIRD FLOOR LANDING

Giving access to bedroom two and three and with shelved linen storage cupboard.

### DOUBLE BEDROOM TWO Approx. 12'9" x 8'8"

Situated to the rear giving a pleasant outlook over the rear garden. There is also fitted storage to one wall.

### BEDROOM THREE Approx. 9'6" x 7'7"

Again to the rear and with storage cupboard.

### GARDENS

The front garden is of open plan design and is in the main laid to lawn. The sunny rear garden has a timber fence surround, small paved patio and again is in the main laid to lawn and has a garden shed.

### EXTRAS

The sale includes the aforementioned electric cooker (no warranties will be given), window blinds, and garden shed.

### VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321 or seller direct on 07759 696 813.

### POST CODE

EH14 2BU

### SURVEYORS

Please contact solicitors.

### HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing [a.connery@beveridgekellas.com](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com).

### OFFERS

A Fixed Price of £145,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.