





85 Longstone Street EH14 2BS

'A superb sized and beautifully presented main door double upper villa with lovely enclosed rear garden.'

Hallway, rear facing lounge with living flame fire, modern fitted kitchen with built in appliances, dining room which could be used as a 4th bedroom, 3 double bedrooms, bathroom and luxurious shower room. Gas central heating and double glazing. Ample on street parking to front. Ideal family home close to amenities.

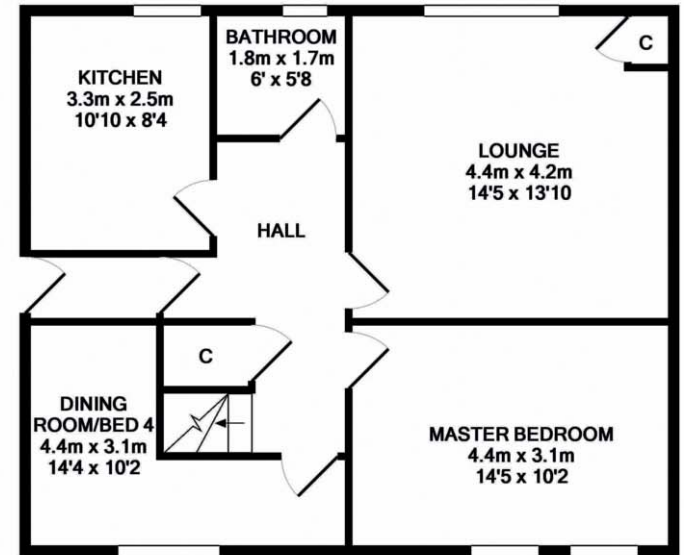
LOUNGE	(14'5X 13'10) 4.4M X 4.2M
KITCHEN	(10'10 X 8'4) 3.3M X 2.5M
DINING ROOM/BEDROOM 4	(14'4 X 10'2) 4.4M X 3.1M
MASTER BEDROOM (14'5 X 10'2) 4.4M X 3.1M
BATHROOM	(6'0 X 5'8) 1.8M X 1.7M

BEDROOM 2	(14'0 X 12'10) 4.3M X 3.9M
BEDROOM 3	(12'10 X 10'9) 3.9M X 3.3M
SHOWER ROOM	(7'5 X 6'0) 2.3M X 1.8M

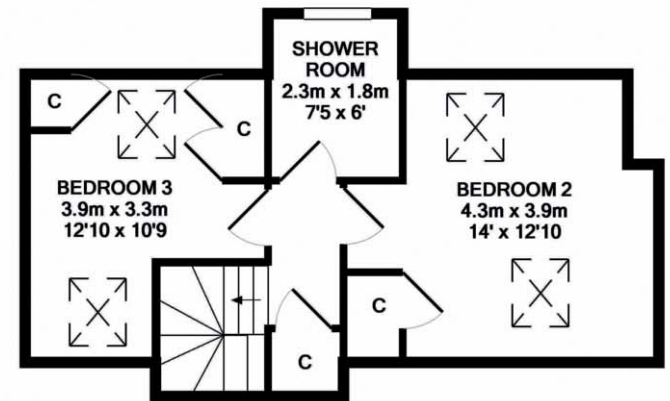
Longstone Street lies approximately 4 miles south west of Princes Street and is well placed for those working within the city centre with a regular bus service available nearby together with Kingsknowe Railway Station. Alternatively, the A70 Lanark Road, A71 Calder Road and A720 Edinburgh City By-Pass allow for ease of commuting out with the area. Within the vicinity there are amenities to meet every day needs including shops and supermarkets with leisure facilities well provided for by way of public parks, Water of Leith Walkway and a number of health and fitness centres. It should also be noted that the Edinburgh Business Park, Edinburgh International Airport and South Gyle are in close proximity.

EPC RATING D





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2ND FLOOR

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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