



20 Longstone Street,
Edinburgh, EH14 2BR



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Located within the popular Longstone area to the west of Edinburgh is this beautifully presented detached house. The house has been extended and fully renovated in recent years to provide deceptively spacious family living with double glazed windows and gas central heating. Occupying a corner plot there is off street parking to the side.

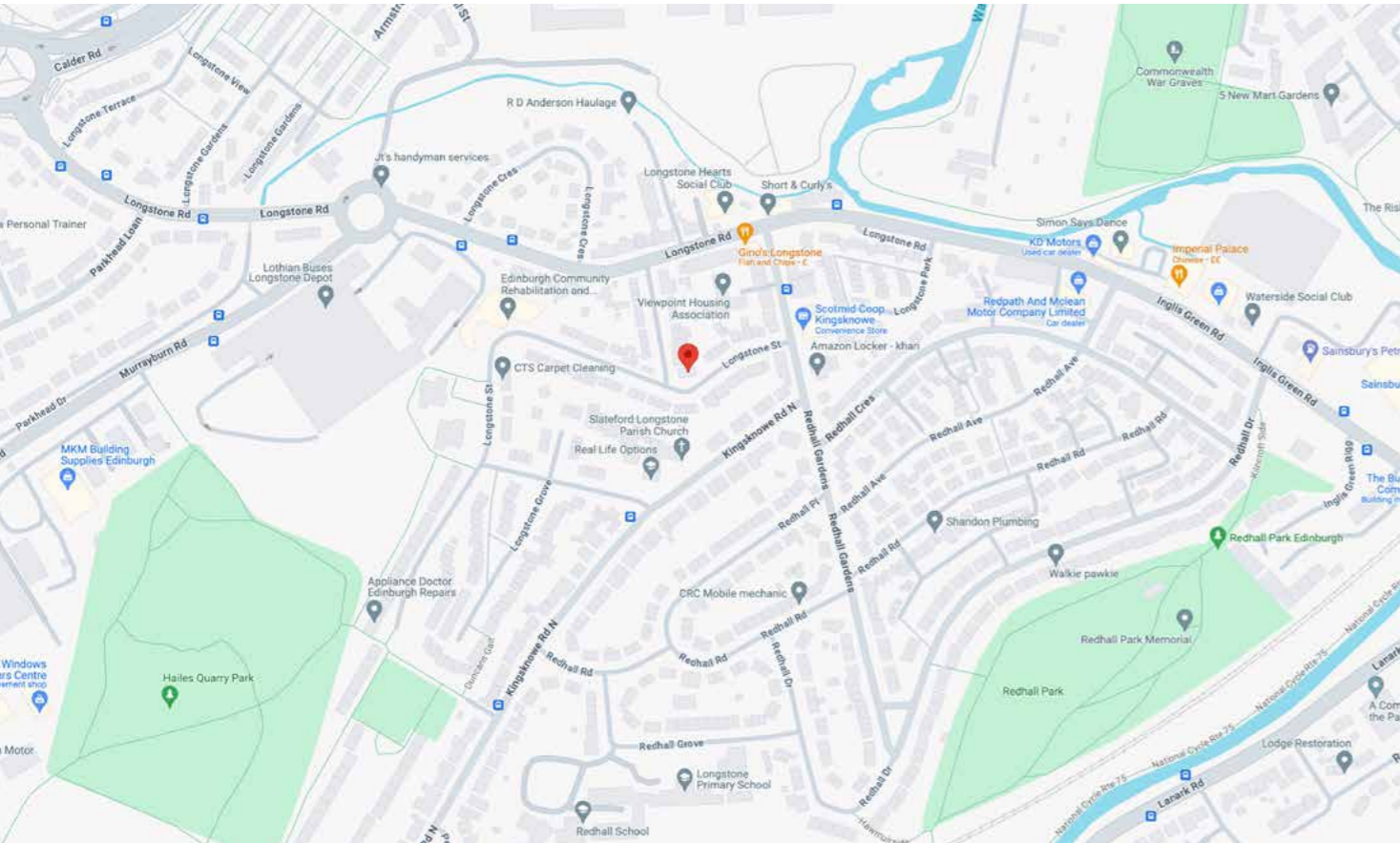
The accommodation includes an entrance vestibule and hallway with two storage cupboards and stairs lead to the upper floor. Double doors lead to the spacious lounge which is open plan to the kitchen/dining area which has full height ceiling with exposed beams and windows to maximise the natural light. The kitchen has an island unit and is fitted with a range of modern white gloss base and wall units with the oven, hob and hood, fridge/freezer, dishwasher and washing machine to remain. The main bedroom has bay window to the front, fitted wardrobe and an en-suite bathroom fitted with a white three piece suite with separate shower compartment. There is also a separate WC with window to the rear and is fitted with a two piece white suite. On the upper level, there two further good sized double bedrooms with twin aspect windows. Completing the accommodation is the bathroom with three piece white suite.

Externally there is a private gardens to front and side which are laid to lawn and there is a driveway to the side.





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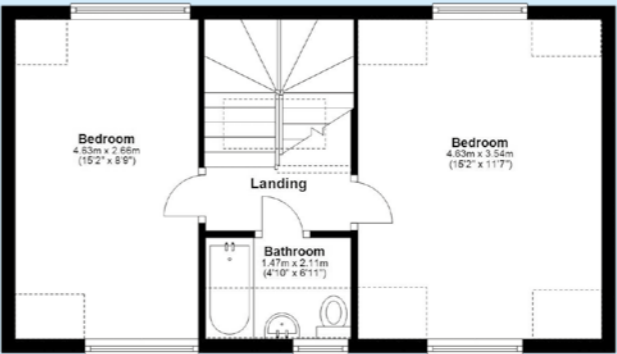
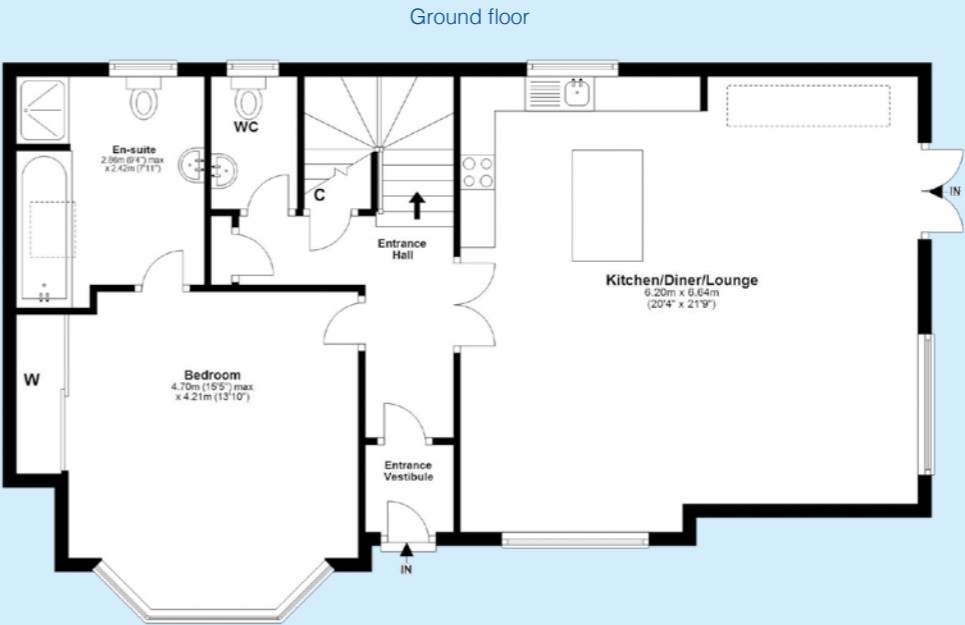


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Area Description

Longstone is a very popular residential area with access to good local shopping facilities with both small shops and large supermarkets easily accessible.

There are good public transport services and transport links to the city bypass and motorway networks are also nearby.



Accommodation

Kitchen/Diner/Lounge:	6.2m x 6.63m	(20'4" x 21'9")
Bedroom 1:	4.7m x 4.22m	(15'5" x 13'10")
En-suite:	2.84m x 2.41m	(9'4" x 7'11")
WC		
Bedroom 2:	4.62m x 3.53m	(15'2" x 11'7")
Bedroom 3:	4.62m x 2.67m	(15'2" x 8'9")
Bathroom:	1.47m x 2.1m	(4'10" x 6'11")

Note
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agent's Note

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