

14 Gaskell Street

LONGSTONE, EDINBURGH, EH14 2AF



Generous one-bedroom main-door flat boasts a private patio garden and is presented to the market in immaculate internal condition



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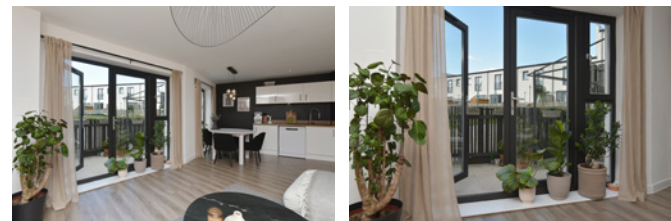


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McEwan Fraser is delighted to present this generous one-bedroom main-door flat to the market. The property boasts a private patio garden and is presented to the market in immaculate internal condition. This is a stunning property that would be perfect for a first-time buyer or someone downsizing who wants to acquire a modern home in walk-in condition. Further benefits include gas central heating, double glazing, and ample parking for residents and visitors.

THE KITCHEN/LIVING ROOM



The accommodation is focused on a spacious open-plan kitchen and living room which has a southwest aspect and ample natural light long into the evening. The generous living space boasts contemporary décor, laminate flooring, and plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.



To one side, the kitchen boasts a good range of base and wall-mounted units that give plenty of prep and storage space. The oven, hob, and fridge freezer are all integrated.





The spacious bedroom also enjoys contemporary décor and laminate flooring. There is plenty of space for a large bed and plenty of freestanding furniture alongside a large integrated wardrobe. The entrance hallway has two storage cupboards and gives access to the bathroom which completes the accommodation. The bathroom is partially tiled and boasts a white three-piece suite with a mains shower over the bath.

THE BATHROOM



THE BEDROOM



The spacious bedroom also enjoys contemporary décor and laminate flooring



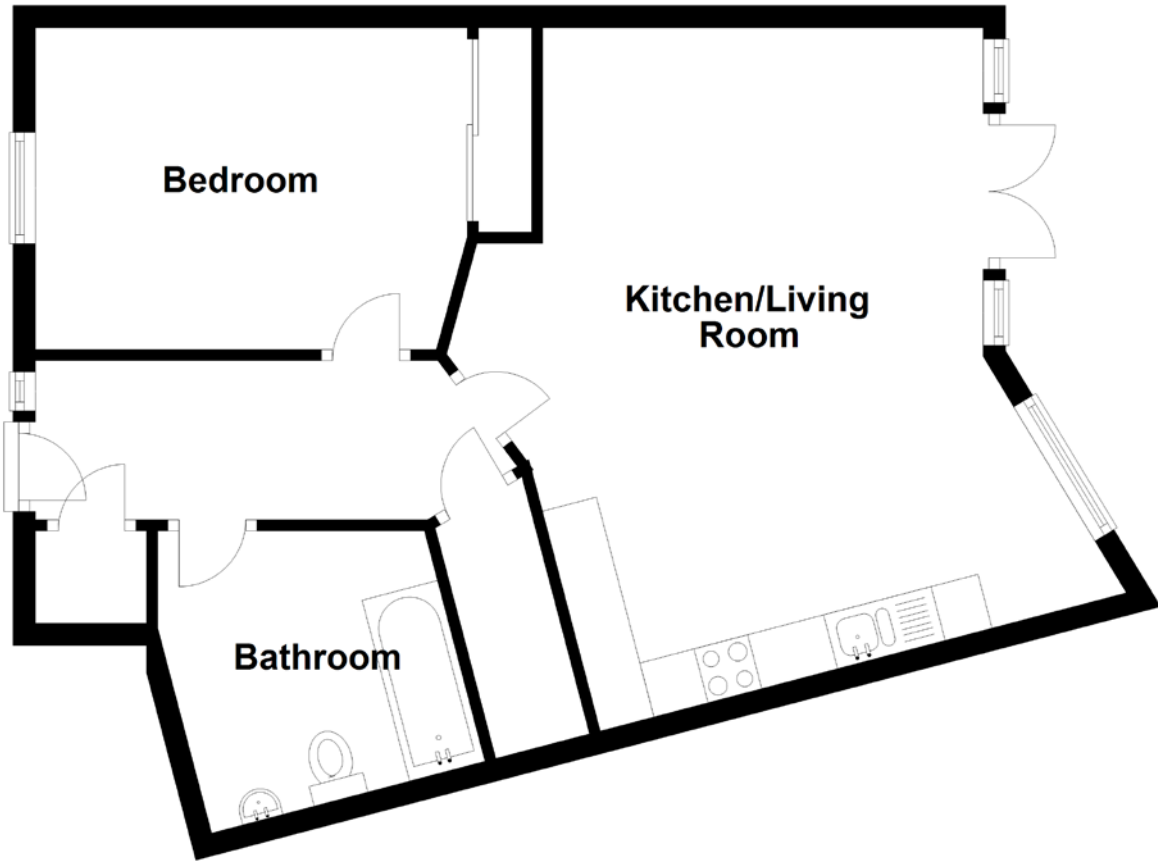
French doors from the living room open to a private patio garden which enjoys a southerly aspect with sunshine long into a summer evening. There is plenty of space for a table and chairs and a BBQ.

This flat is superb in person and viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



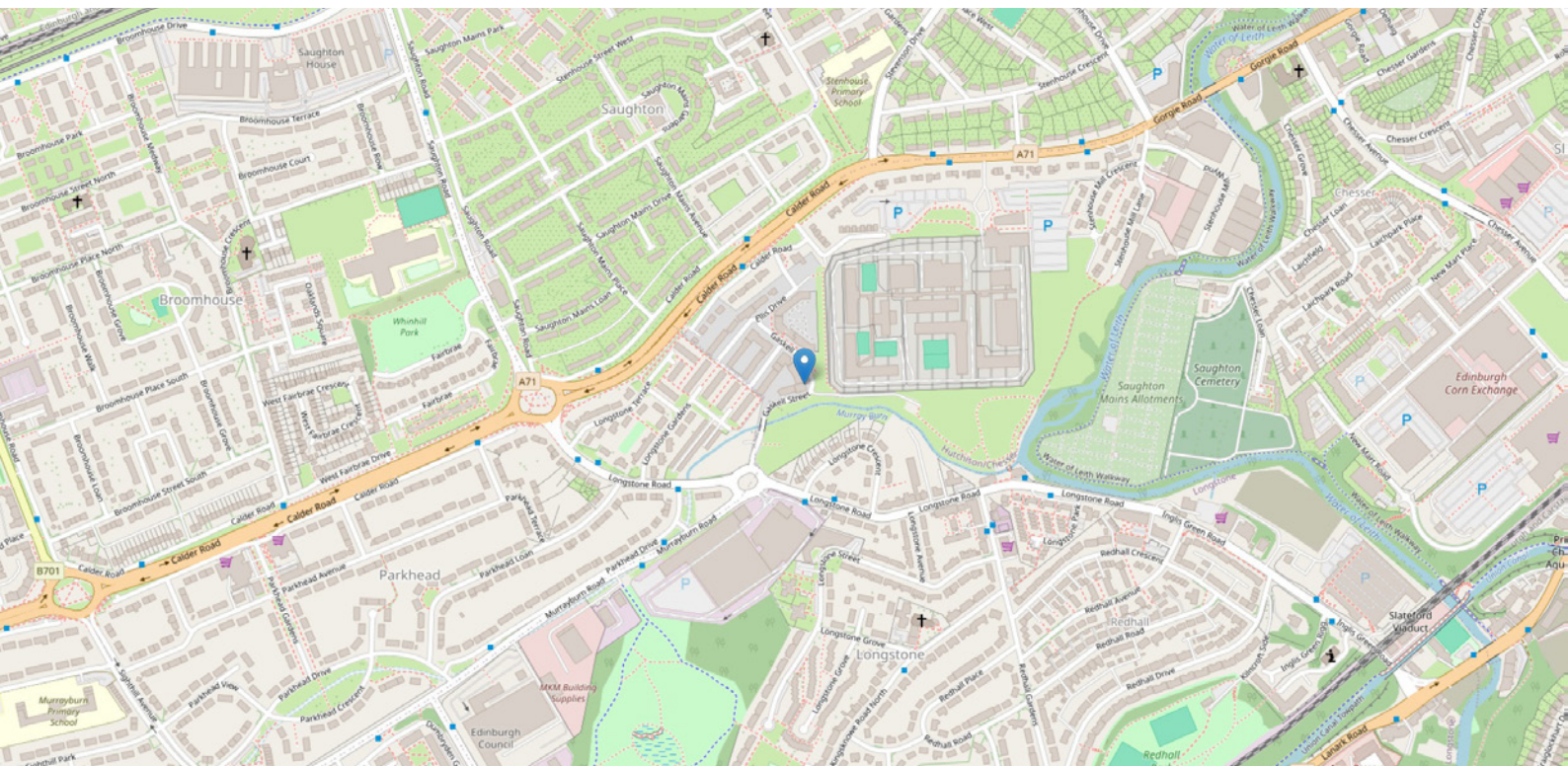
Approximate Dimensions (Taken from the widest point)

Bedroom 3.88m (12'9") x 2.89m (9'6")
Bathroom 2.38m (7'10") x 2.28m (7'6")

Kitchen/Living Room

7.08m (23'3") x 4.99m (16'4")

Gross internal floor area (m²): 60m²
EPC Rating: B



THE LOCATION

Longstone is a popular residential suburb of Edinburgh. Local shops cater to day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks & Spencer, is a short drive away.





Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart and Edinburgh College at Sighthill. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre, and Greens Health Club. A regular bus service operates to the city centre and trains are available from Slateford Railway Station. Edinburgh City Bypass is nearby giving swift and easy access to major motorway networks and Edinburgh International Airport.



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