

Flat 18, 4 Gaskell Street

LONGSTONE, EDINBURGH, EH14 2AF



This spacious two double-bedroom top-floor flat enjoys excellent proportions, and elevated views across the city



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McEwan Fraser is delighted to present this spacious two double-bedroom top-floor flat to the market. The property enjoys excellent proportions, and elevated views across the city, and it is presented to the market in 'walk-in' condition. Further benefits include ample residents' parking, gas central heating, double glazing, and the remainder of the original NHBC structural warranty.

THE LOUNGE



Accommodation is focused on a large open-plan kitchen and living room which is neutrally decorated and finished with laminate flooring. Natural light arrives through French doors which open to a Juliet balcony. There is a huge amount of space for different furniture arrangements and a purchaser will have plenty of flexibility to create their ideal entertaining space. The kitchen, finished in gloss grey, has a generous range of base and wall-mounted units that offer excellent prep and storage space. Induction hob, electric oven, and fridge freezer are integrated.





Bedroom one is a generous double with an additional Juliet balcony and integrated wardrobe. This bedroom also benefits from access to an en-suite shower room which has a large mains shower, white suite, and partial tiling. The second bedroom is a further well-proportioned double with a large integrated wardrobe. A central hallway with integrated storage gives access to the main bathroom which completes the accommodation. The bathroom has partial tiling and a contemporary white suite.

This a superb modern apartment that would be an ideal first-time buy or a sound buy-to-let investment.

THE BATHROOM



BEDROOM 1



access to an en-suite shower room which has a large mains shower, white suite, and partial tiling



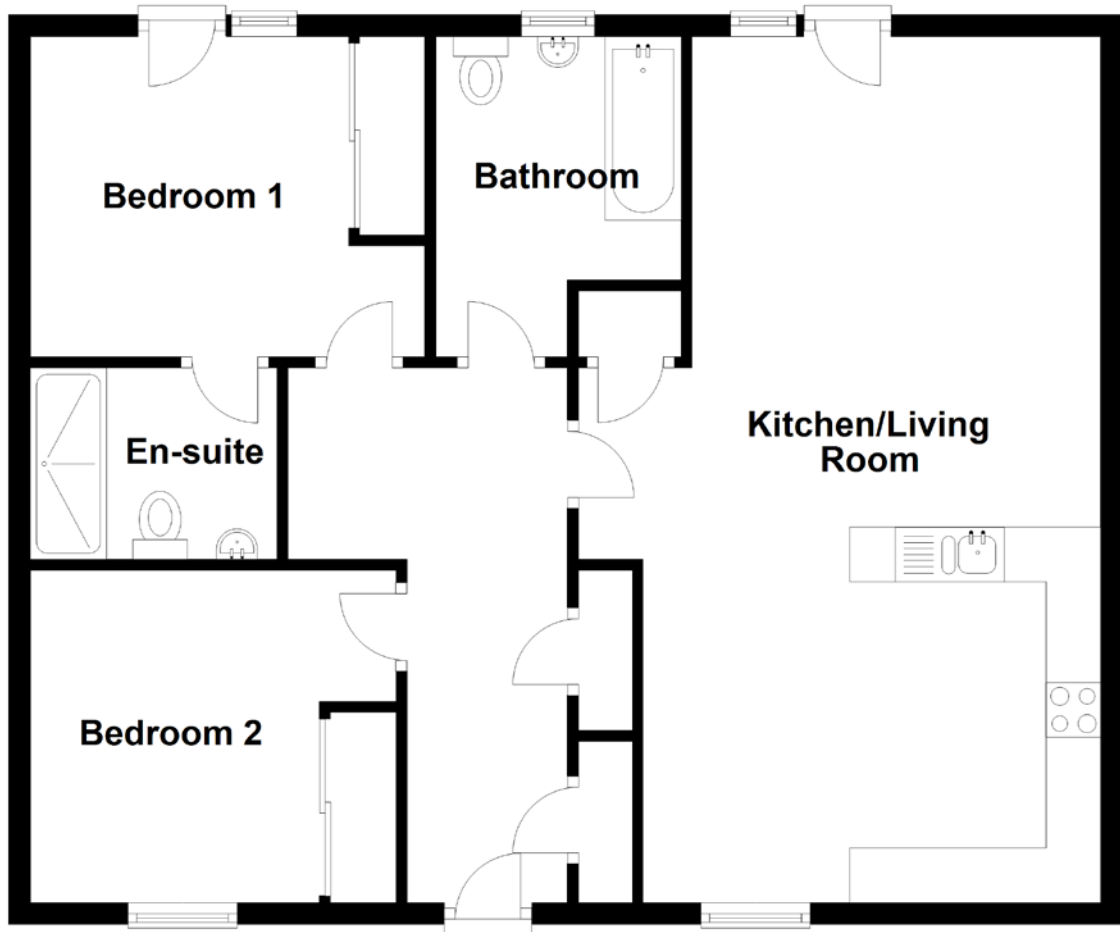
BEDROOM 2



EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

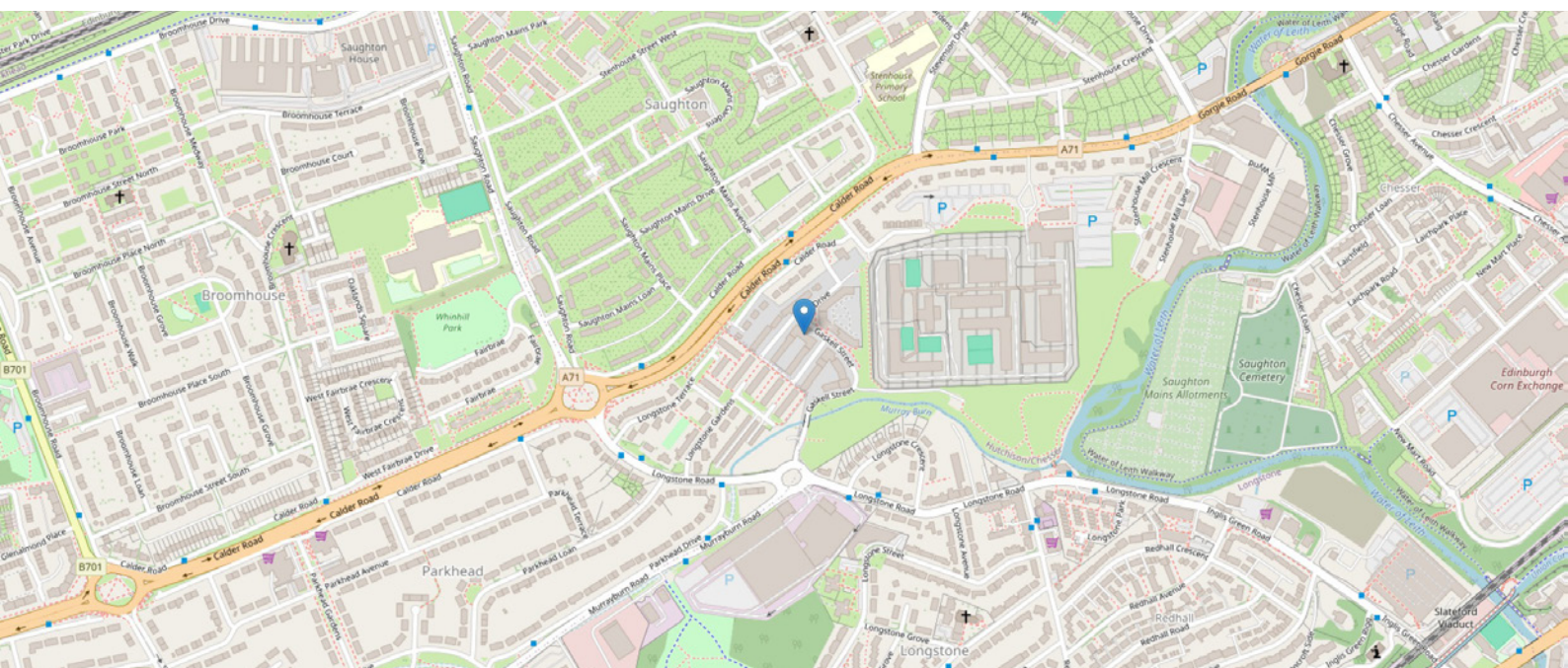


Approximate Dimensions
(Taken from the widest point)

Bathroom 2.93m (9'7") x 2.25m (7'5")
Kitchen/Living Room 7.92m (26') x 4.18m (13'9")

Bedroom 1 3.61m (11'10") x 2.93m (9'7")
En-suite 2.26m (7'5") x 1.75m (5'9")
Bedroom 2 3.35m (11') x 3.04m (10')

Gross internal floor area (m²): 78m² | 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 and 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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