

# 41 Longstone Grove

LONGSTONE, EDINBURGH, EH14 2BT



*THREE-BEDROOM UPPER VILLA WITH A DRIVEWAY  
AND PRIVATE REAR GARDEN*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





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Part exchange available! McEwan Fraser is delighted to present this three-bedroom upper villa that boasts a driveway and private rear garden. Internal accommodation is split over two floors and offers generous and flexible living space.

Further benefits include main-door access, gas central heating, double glazing, and a cul-de-sac setting with no through traffic which is perfect for people with young children.

Internal accommodation is focused on the bright and spacious living room which is neutrally decorated, finished with wooden flooring, and centred around a beautiful fireplace. The space on offer will give the new owner plenty of scope to create their ideal entertaining space. The separate kitchen enjoys a good range of base and wall-mounted units that offer ample prep and storage space for the aspiring chef. The cooker, washing machine, and fridge freezer are free-standing.

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The entrance level also hosts two double bedrooms and the main bathroom. Bedroom two is a generous double that is neutrally decorated and boasts a huge amount of space for large wardrobes and a full suite of bedroom furniture. Bedroom three is a further double with space for large wardrobes. The bathroom is tiled, enjoys natural light, and comes complete with a three-piece white suite and a mains shower over the bath.





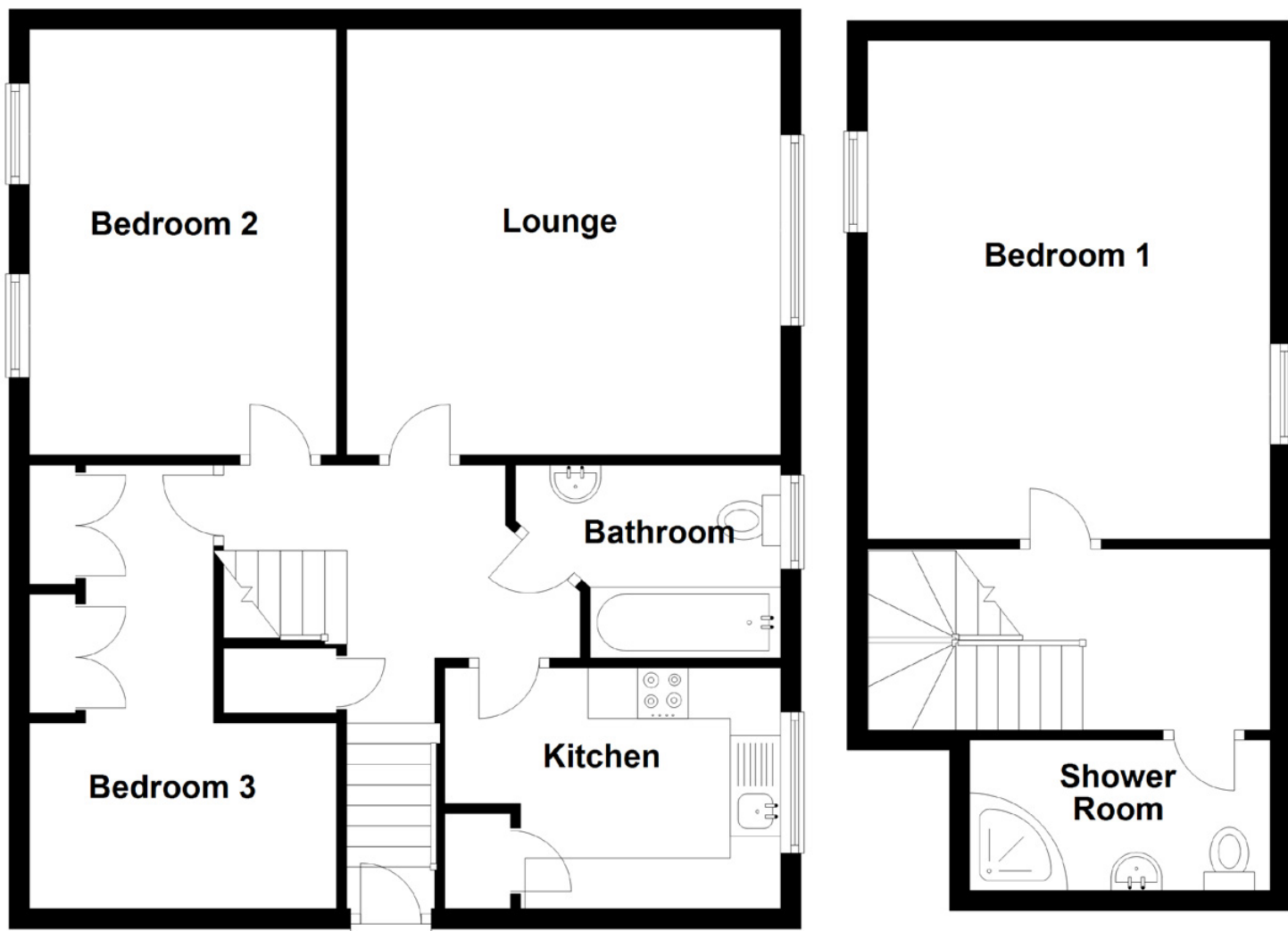
Climbing the stairs, the first-floor landing gives access to the master bedroom, a shower room, and also has space for a desk if home office space is needed. The bedroom is a generous double with space for a large frame bed and supporting furniture. Additional storage can be found in the eaves and accessed from this bedroom. The shower room is tiled and finished with a white suite.







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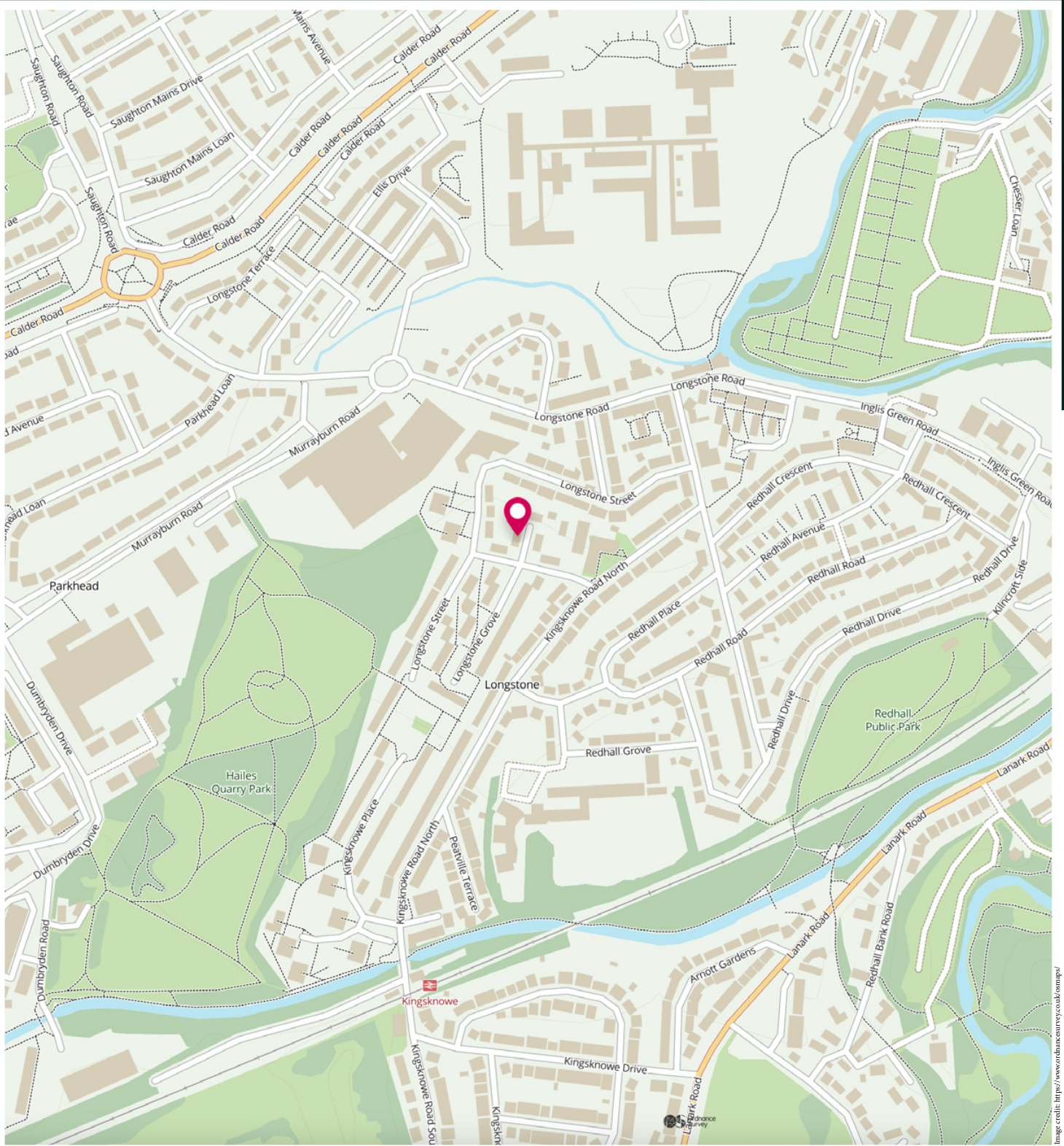
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.29m (14'1") x 4.21m (13'10")	Bathroom	1.91m (6'3") x 1.88m (6'2")
Kitchen	3.32m (10'11") x 2.62m (8'7")	Shower Room	2.97m (9'9") x 1.49m (4'11")
Bedroom 1	4.93m (16'2") x 3.98m (13'1")		
Bedroom 2	4.21m (13'10") x 3.04m (10')	Gross internal floor area (m <sup>2</sup> ):	91m <sup>2</sup>
Bedroom 3	4.39m (14'5") x 3.04m (10')	EPC Rating:	D



Externally, the property has a paved and gated driveway that leads to the main door and gives access to the rear garden. The garden is low-maintenance and includes space for a shed, a decked area, and mature flower beds.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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