



39/2 Redhall Crescent
Longstone, EH14 2HU

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Garden
- On-Street Parking
- Single Lock-up Garage
- EPC Rating - C



Situated within a residential area popular with first-time buyers, young families and those looking to downsize, this bright ground floor flat, which requires upgrading and modernisation, benefits from ample storage and a single lock-up garage.

The property is located within the desirable area of Longstone, close to day-to-day shopping requirements, including a Sainsbury's Superstore. Further specialised shopping can be found at Chesser Retail Park, which is a short drive from the property. The flat is also close to a variety of attractive green spaces, including Redhall Park, the Union Canal and the Water of Leith.

The property is well served by public transport and cycle routes. Regular bus services to the City Centre pass close by, while Slateford Railway Station is within easy reach, providing quick and convenient rail connections, including services to Glasgow.

The accommodation comprises: entrance hallway with three large storage cupboards, sitting room, kitchen, two double bedrooms and bathroom. Externally, the property benefits from a well-established private front garden with flowers, fruit bushes and a small vegetable patch. There is also a small private rear garden with shed. Free on-street parking is available to the front, while a single lock-up garage can be found to the rear. Further benefits include gas central heating and double glazing. Included in the sale are all fitted floor coverings, cooker and light shades. All items included in the sale are sold as seen, with no warranty provided.



**Redhall Crescent,
Edinburgh,
Midlothian, EH14 2HU**



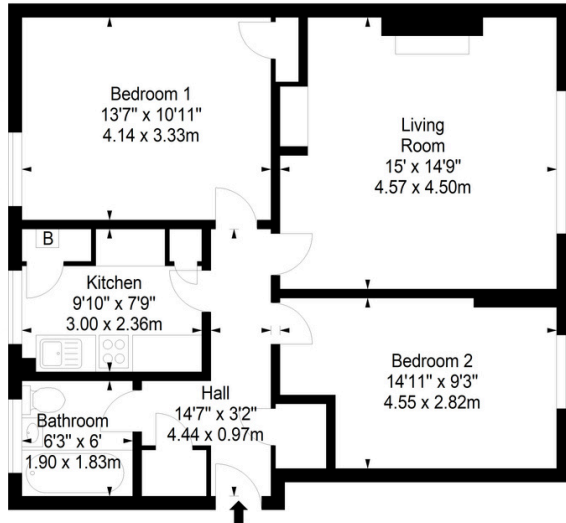
Approx. Gross Internal Area
731 Sq Ft - 67.91 Sq M

For identification only. Not to scale. © SquareFoot 2026

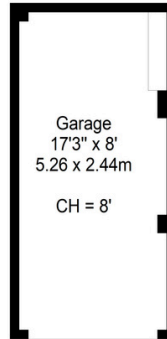
Garage

Approx. Gross Internal Area

138 Sq Ft - 12.82 Sq M



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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