



44 Longstone Crescent, Edinburgh, EH14 2AT



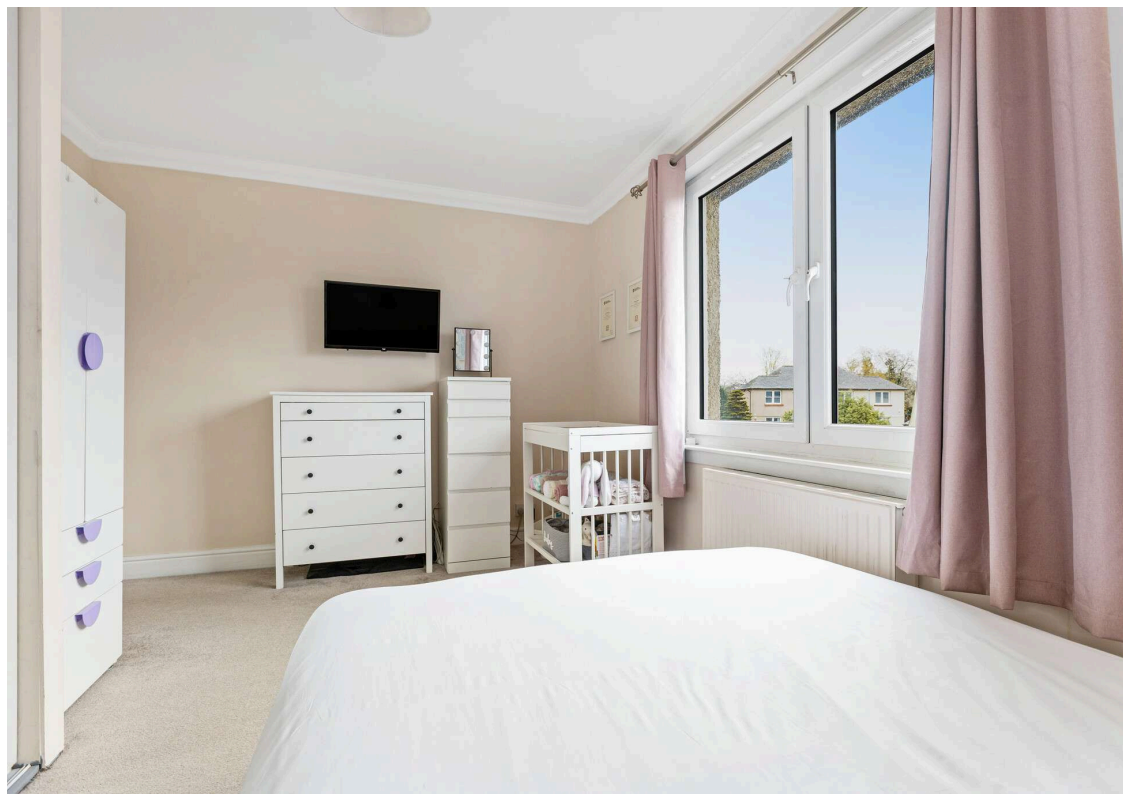
## Welcome

Welcome to Longstone Crescent, a well presented one bedroom upper villa, ideally located in the popular Longstone area of Edinburgh. The property offers bright and comfortable accommodation. A particular highlight of the property is the generous private garden to the rear, ideal for outdoor dining, gardening, or simply enjoying the open space. This property will appeal to first-time buyers, downsizers, or buy-to-let investors seeking a property in move in condition located in a convenient and desirable location. Presented to the market in excellent order throughout, we would recommend an early viewing.

### Features

- Main door entrance
- Upper landing with useful storage facilities
- Front facing living room
- Fully fitted kitchen
- Double bedroom with built in wardrobes
- Modern bathroom presented as a shower room
- Gas central heating
- Double glazing
- Private garden to the rear
- On street parking available







## Longstone

Longstone is a popular residential area situated to the west of Edinburgh, offering an excellent balance of suburban living with easy access to the city centre. The area is well-regarded for its convenient amenities, green spaces, and excellent transport links. Local shopping is available nearby, with a selection of supermarkets, convenience stores, and services catering to every day needs. For a wider range of retail and leisure options, The Gyle Shopping Centre and Hermiston Gait Retail Park are both within easy reach. Outdoor enthusiasts are well served by nearby open spaces, including the Union Canal walkway, which provides pleasant routes for walking and cycling, while several parks and recreational facilities are in the surrounding area.

## Extras

Included in the sale are the integrated kitchen appliances including the fridge, gas hob and oven, fixtures & fittings and all fitted floor coverings. Clients are open to negotiation on certain white goods including the washing machine and fridge/freezer and potential items of furniture.



# Get in touch

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 0131 240 3818

Property Hub:

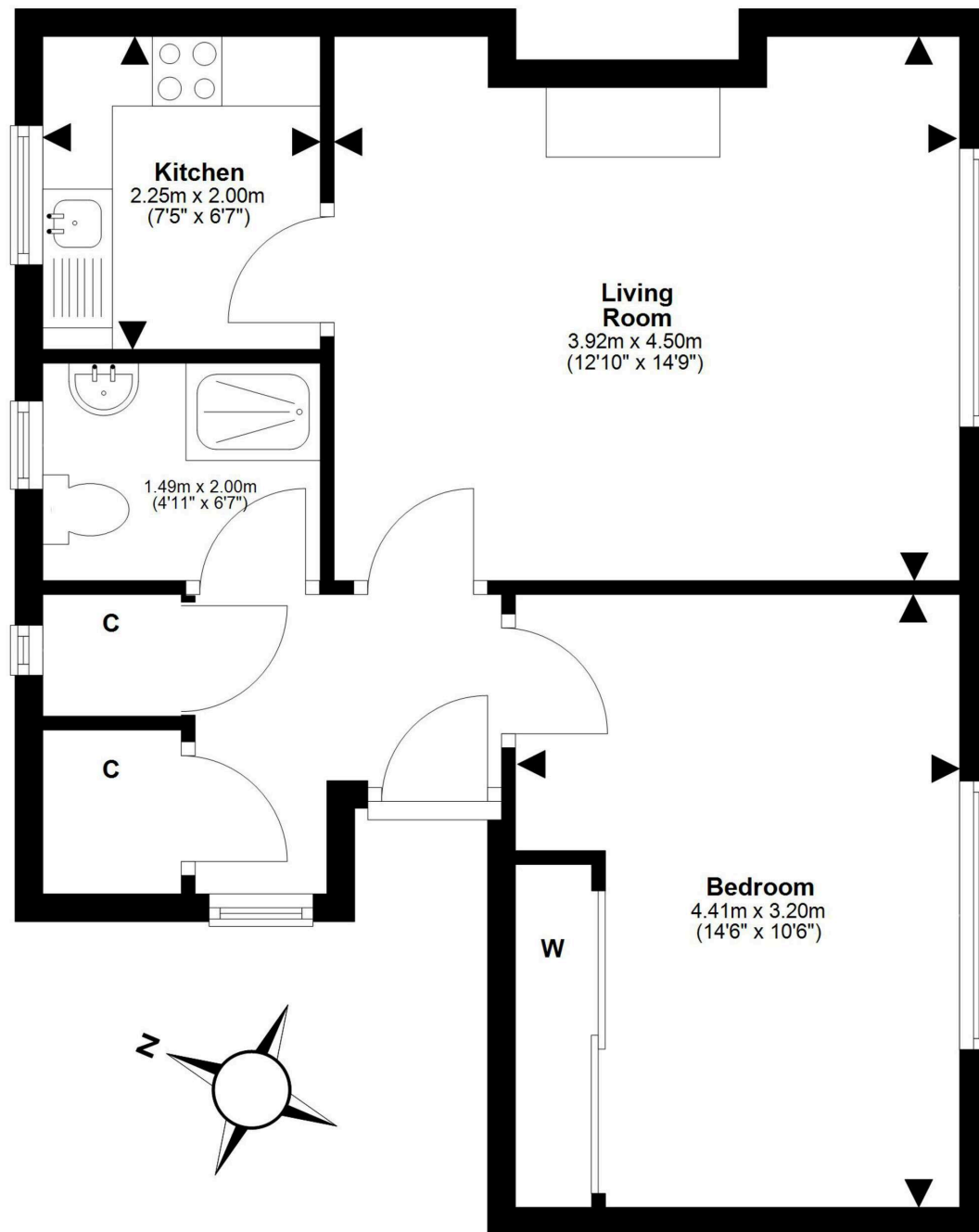
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.