



38 Longstone Crescent
Longstone, EH14 2AT

deans 
Solicitors & Estate Agents LLP



UPPER VILLA

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Gardens
- Driveway
- Triple Glazing & GCH
- EPC Rating – C



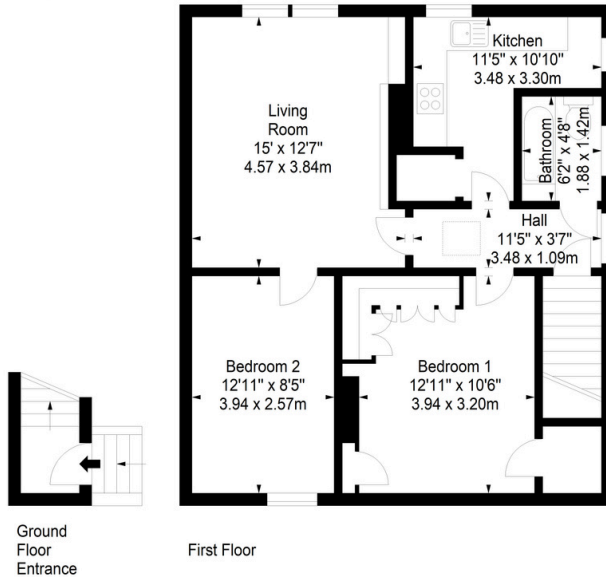
This attractive upper villa is located in the sought-after area of Longstone enjoying lovely views towards the Pentland Hills and benefiting from easy access to a wide range of local amenities. The Gyle Shopping Centre and Hermiston Gait Retail Park are both just a short drive away. The property also benefits from excellent public transport links, with nearby train and bus services providing easy access to destinations to both the north and south. The nearest tram stop is Saughton, offering additional convenient connections across the city. The accommodation comprises a welcoming entrance hallway, bright and spacious living room with featured fireplace, separate kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there are spacious, well-maintained private gardens to the front and rear along with a driveway that provides off-street parking. The property features triple glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



Longstone Crescent,
Edinburgh,
Midlothian, EH14 2AT



Approx. Gross Internal Area
721 Sq Ft - 66.98 Sq M
For identification only. Not to scale.
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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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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