

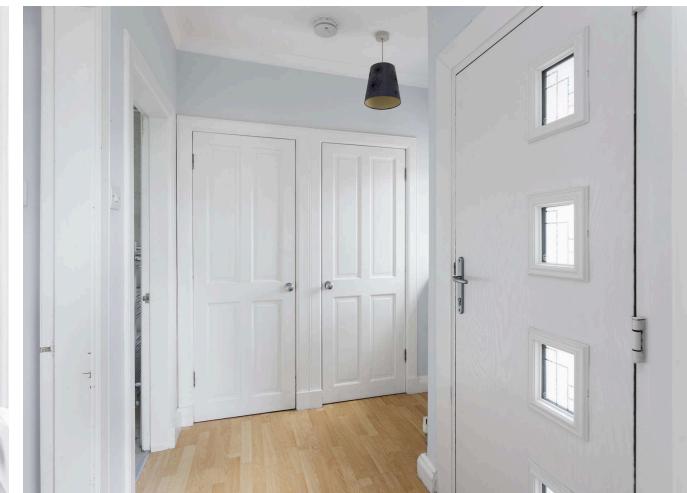


**40 Longstone Crescent**  
Edinburgh, EH14 2AT

A

*"40 Longstone Crescent is a well-presented, one bedroom, upper villa with a large private garden"*

- HALLWAY
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- FLOORED ATTIC SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LARGE PRIVATE REAR GARDEN
- ON STREET PARKING





## LOCATION

The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



## DESCRIPTION

40 Longstone Crescent is a well-presented, one bedroom, upper villa with a large private garden and usable attic space. Set on a quiet residential street, the property is located in the Longstone area of Edinburgh.

Accommodation comprises: an entrance hall, living room, kitchen, double bedroom, shower room and converted attic space. Features include uPVC double glazing, gas central heating, excellent storage provision, a fitted kitchen with appliances, and TV and telephone points. Further features include a large L-shaped private rear garden, laid to lawn with a timber shed, with ample on-street parking to the front and on the surrounding streets. The ground floor entrance stairway leads up to a private main door entrance, opening into the entrance hall which has two storage cupboards and serves each room within the property. Set to the front, the light and spacious living room with generous windows affording lots of natural light; the well-proportioned kitchen is a contemporary wall and base units with laminate worktops, a stainless steel sink and drainer, an integrated gas hob, electric oven and extractor hood; double bedroom features spot lighting and a fitted wardrobe, whilst the fully tiled shower room is fitted with a contemporary white suite with an enclosure including a mains shower. A Ramsay ladder allows access to the good-sized attic space, which has power, lighting, flooring and a velux window.

The energy efficiency rating for this property is band C

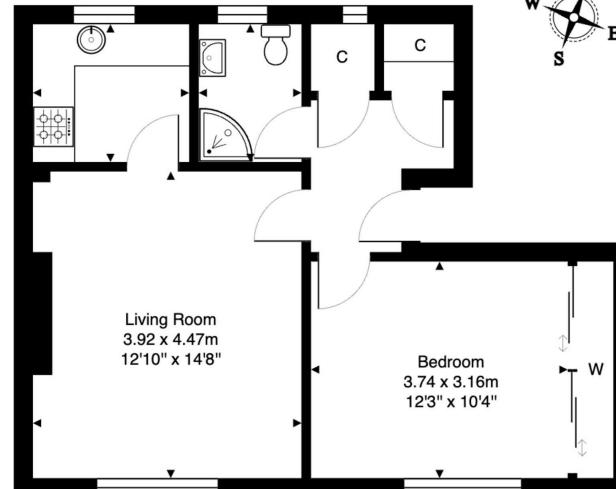
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### 40 Longstone Crescent, Edinburgh, EH14 2AT

Kitchen  
2.28 x 2.01m  
7'6" x 6'7"

Shower Room  
1.50 x 2.01m  
4'11" x 6'7"



First Floor

Total Area: 47.0 m<sup>2</sup> ... 505 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

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