



2 Redhall Avenue
Edinburgh, EH14 2HP



"2 Redhall Avenue is a generously proportioned semi-detached villa with private gardens"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE AND REAR GARDENS
- SEPARATE LOCK UP GARAGE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Redhall Avenue is well positioned within a sought after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24hour Asda's supermarket in the nearby Chesser is only a short drive away. Local schooling can be found from nursery to primary levels, with secondary education available within a neighbouring district. Leisure and recreational pursuits in the area include Redhall Public Park, linking the Water of Leith walkway and cycle path. Many golf courses can be found in the vicinity including Kingsknowe Golf Club with Craiglockhart Leisure Centre with tennis courts and Nuffield Health and Fitness centre both a short distance away. Good public transport services operate to many parts of the city, including the City Centre providing a great base for the commuter with the City of Edinburgh Bypass on hand linking the main motorway network system.

COUNCIL TAX

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



DESCRIPTION

2 Redhall Avenue is a generously proportioned semi-detached villa with private gardens to the front, side and rear and has the addition of a private lock-up garage. This excellent family home, which would now benefit from some general upgrading/modernisation, would make an ideal purchase for the growing family.

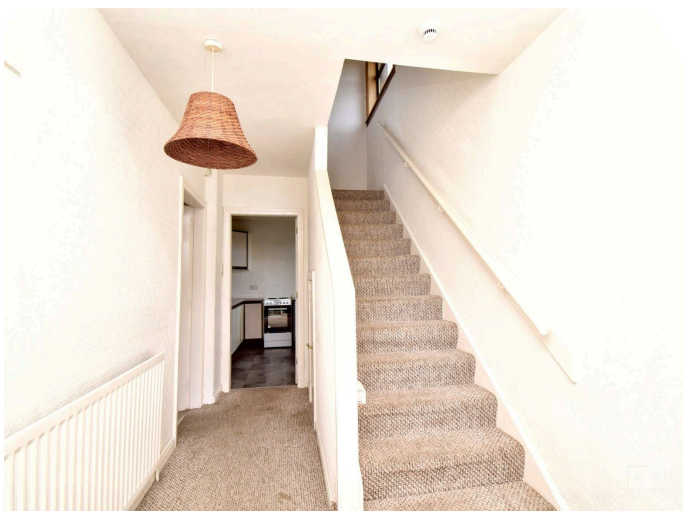
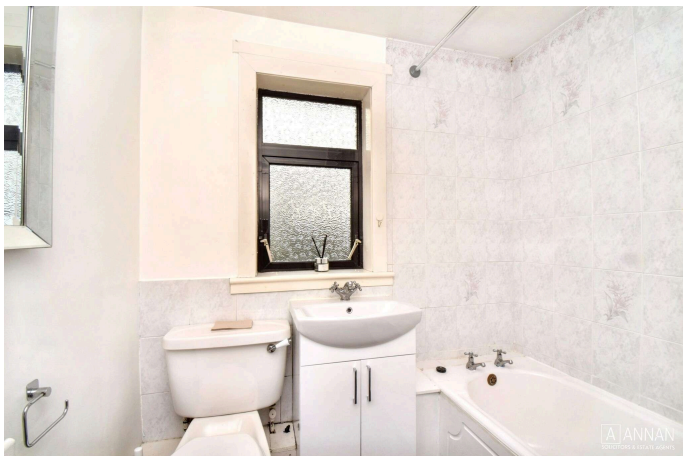
The accommodation comprises: entrance hall with carpeted staircase leading to the upper landing, good sized living/dining room with dual aspect, kitchen with door to the side garden, three spacious bedrooms with storage and bathroom with three piece suite with shower over bath.

The property further benefits from a large insulated attic providing great storage facilities, gas central heating and double glazing.

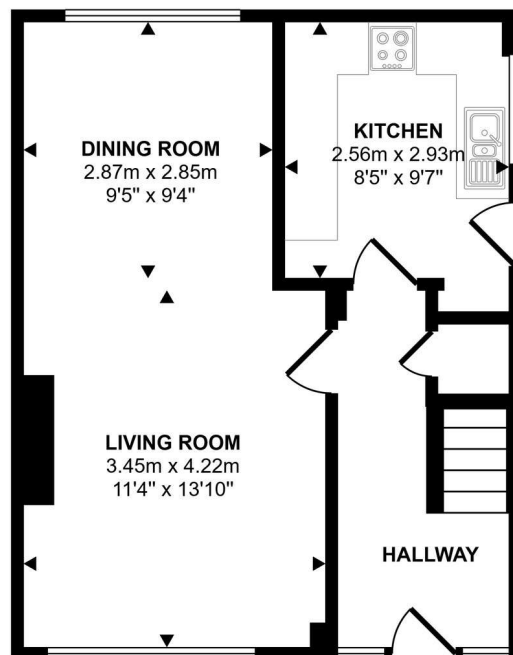
EPC RATING

The energy efficiency rating for this property is band C

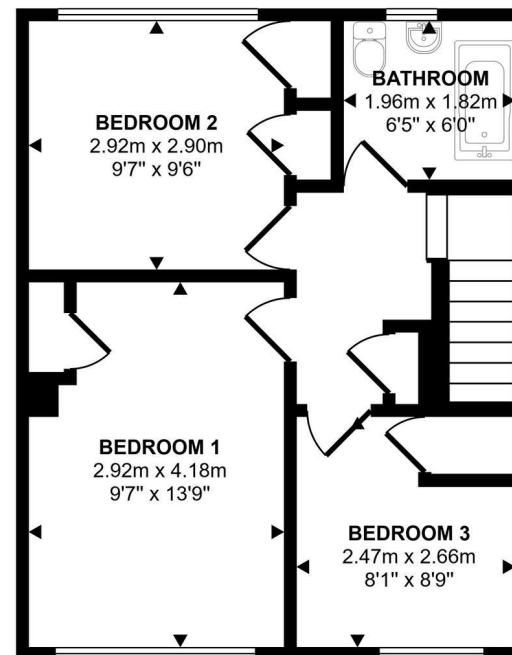
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Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft



First Floor
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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