

7 REDHALL VIEW

Edinburgh
EH14 2NA







Attractive and extended semi-detached villa located in a popular residential area close to the City Centre. The property is located in the highly regarded district of Kingsknowe approximately 3 miles to the west of the city centre and Redhall View is ideally placed for easy access to the local amenities including local convenience shops. Also in easy reach of Sainsbury at Longstone, Asda at Chesser, Tesco at Colinton Mains and the Gyle Shopping Centre, this offers many major retail outlets. The district is well served from nursery through to secondary schooling, as well as private schooling at George Watsons College and Merchiston Castle. Also nearby are Heriot Watt and Napier Universities, as well as Royal Bank of Scotland Headquarters at Gogar and the Edinburgh Business Park at South Gyle.



Lanark Road offers a frequent public transport service into the city and neighbouring districts. Local railway station offers connections into Edinburgh Waverley or heading West to Glasgow. Quick access to the city by-pass offering access to the main motorway networks, Forth Road Bridge and Edinburgh International Airport. There is a wealth of recreational amenities including local golf courses, health/leisure clubs, pleasant walks around the local parks, Craiglockhart and Colinton Dells and the Water of Leith/Union Canal walkways and cycle path, heading further into the city or out to the Pentland Hills.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

PROPERTY DETAILS

- Welcoming entrance Hall with staircase to upper floor. Under stair cupboard. Window to side.
- Bright dual aspect Lounge with window to front and French doors providing direct access to the rear garden. TV point.
- Fully fitted Kitchen with matching wall and base units. The electric cooker is included in the sale together with the dishwasher and fridge/freezer. Ample work surfaces with integrated sink with drainer and tiled splashback. Window to rear overlooking garden.
- Large Family Room & Dining Room with French doors providing direct access to garden. Window to side. Space for large dining table and chairs.
- Shower Room with two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Window to side.

Upper Floor

- Hall with attic access hatch to large attic providing excellent additional storage space. Window to side.
- Large Double Bedroom with twin windows to rear with open outlook over garden. Two built in cupboards.
- Second good sized Double Bedroom with window to front.
- Family Bathroom with white three piece suite comprising bath with electric shower abbe, wash hand basin and WC. Mirrored bathroom cabinet. Shaver point.



Viewing by appointment, telephone Agents on 0131 524 3800













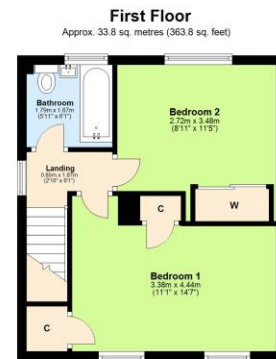
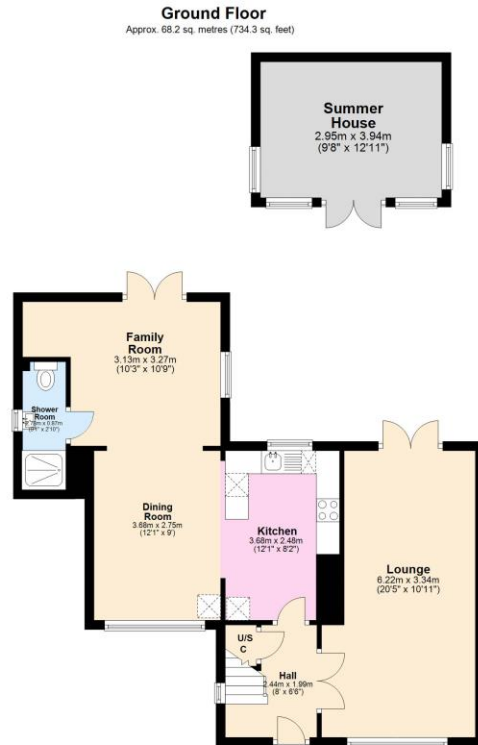
EXTERNAL

The front garden has been mostly laid with decorative stones for ease of maintenance with a small lawn and an attractive array of established plants, shrubs and trees.

The rear garden is fully enclosed and features a large lawn bordered with a lovely array of plants and shrubs. A patio provides space for garden furniture.. The summer house is included in the sale.

A driveway provides off-street parking.

- Energy Efficiency Rating - D
- Council Tax Band - B



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.