










Offers Over

£270,000

38 Redhall Road

Redhall | Edinburgh | EH14 2HN

Neilsons are delighted to offer on to the market this exceptionally appealing semi detached villa, which forms part of an established residential development, located within easy travelling distance of the city centre in the popular Redhall area of Edinburgh.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Garage
-  Private front and rear garden
-  ESPC rating – D
-  Council tax band- D



Description

The property is beautifully presented throughout and offers well-proportioned and flexible accommodation with excellent potential to develop the attic space further, subject to obtaining the necessary consents.

The internal space briefly comprises: welcoming hallway with carpeted stair to the upper level and built-in storage, sunny south facing reception room with tasteful décor, luxury laminate flooring and an attractive focal fireplace, open plan to versatile dining/family room which features sliding doors leading out to a decked area, kitchen fitted with a good assortment of modern white fronted units, with contrasting wipe-clean worktops, tiling to splash areas and a variety of built-in appliances, upper hallway with a ceiling hatch leaving to a floored attic room with twin velux type windows, carpeted floors and eaves storage, bright and spacious principal bedroom with built-in wardrobes, two further bedrooms both with storage, and family bathroom with contemporary three piece white suite, tiling to splash areas and over-bath electric shower.



Extras

All floor coverings, blinds, light fittings, curtain poles, white goods and integrated appliances will be included. Please note that the whist we understand that the wood burner in the reception room is in working order, the chimney would need to be swept in order to use it.

Garden and Parking

There is a neat fully enclosed garden at the front of the house which has been laid to paving with well stocked flower beds. To the rear is a low maintenance private garden which comprises areas of decking, artificial lawn and stone patio. The property benefits from a lock up garage located to the rear and a garden shed which will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





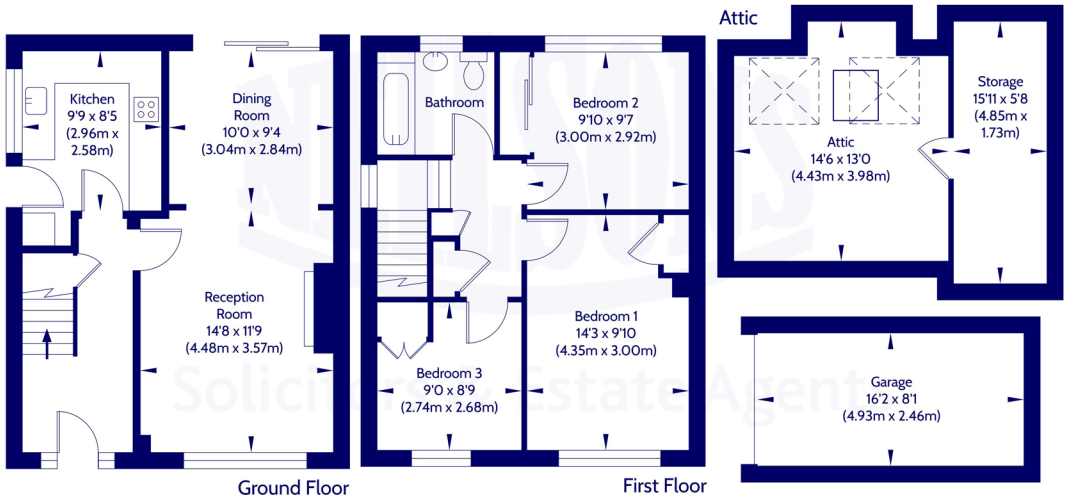
Location

Redhall Road 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 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.





Approx. Gross Internal Floor Area 85.24 Sq M / 917 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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