









Fixed Price

£185,000

25 Redhall Road

Redhall | Edinburgh | EH14 2HW

This bright, generously proportioned main door upper villa with private enclosed rear garden (and private parking space) is well positioned within the sought-after Redhall district of the city, close to many local amenities, reputable schooling and commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The property offers spacious accommodation throughout, and benefits from good natural light with partial views towards Corstorphine Hill to the front. The accommodation would make an excellent purchase for a young family or first time buyer and merits internal viewing to be fully appreciated. The accommodation comprises entrance vestibule with stairs leading to the upper landing benefiting from a storage cupboard and hatch to attic. The lounge/diner is of generous proportions with a front facing aspect, affording good natural light. The kitchen is fitted with ample wall and base units with built-in gas hob, electric oven, hood and integrated appliances (dishwasher, fridge and freezer). There are two generous double bedrooms, both with built-in wardrobes with the larger of the two also benefiting from a deep over stair cupboard. The bathroom comprises of a white three piece suite with WC, wash hand basin set within vanity unit and bath with electric shower over. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood, washing machine and integrated appliances (fridge, freezer and dishwasher).

Gardens and parking

The private rear garden offers excellent potential for a new buyer to put their own stamp on the outdoor area, currently laid with lawn and patio. For the car owner, ample on-street parking is available to the front. There is also a private car parking space located within an off-street section of the neighbourhood, situated one block from the property.

Viewing

By appointment with Neilsons on 0131 625 2222.





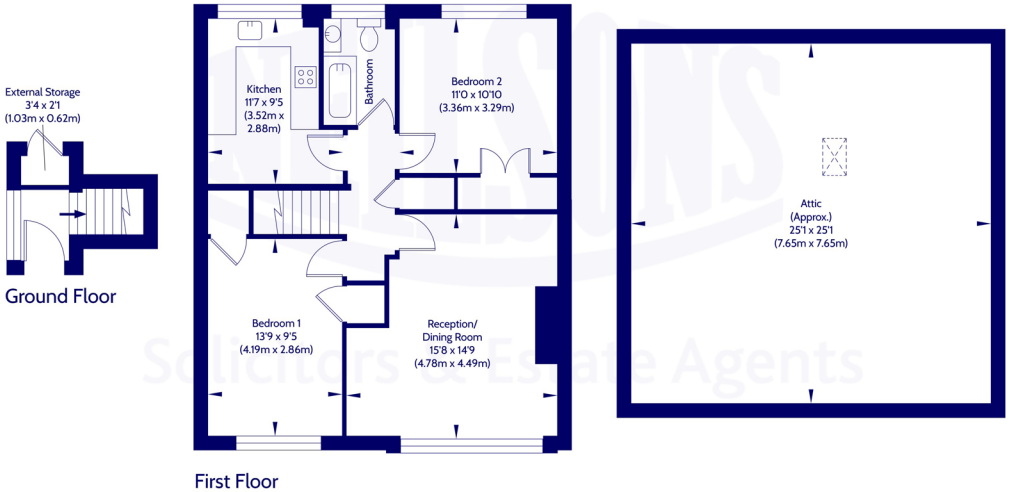
Location

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 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.





Approx. Gross Internal Floor Area 67.77 Sq M / 730 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.



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