



Solicitors & Estate Agents



Offers Over

£210,000

11 Redhall Place

Redhall | Edinburgh | EH14 2DL

An excellent opportunity has arisen to purchase this main door lower villa, located in the popular district of Redhall to the west of the City Centre. Close to local amenities and transport links, the property offers well proportioned accommodation and has the added benefit of private gardens to the front and rear, so is sure to appeal to a variety of purchasers and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 shower room
-  Private front and rear gardens
-  Unrestricted on street parking
-  EPC rating – C
-  Council tax band - A



Description

In true move in condition throughout, the accommodation briefly comprises of a welcoming entrance hall,

bright and airy lounge with space for a small table, a modern dining kitchen with a range of wall and base units with coordinated wooden worktops and splashback tiling, a deep storage cupboard, and door to the side, three double bedrooms, and a stylish fully tiled shower room with a walk in shower cubicle with overhead rainfall shower, and a heated towel rail. The property also benefits from gas central heating (boiler is three years old) and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, fridge/freezer, washing machine, and dishwasher.

Gardens and Parking

Welcoming you to the property is a private front garden with lawn and decking, and is tree lined to add privacy. To the rear is a private tiered garden with an area with external storage, and steps up to a fully enclosed area with decking offering an ideal place for dining in the warmer months and a safe space for children and pets to play. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

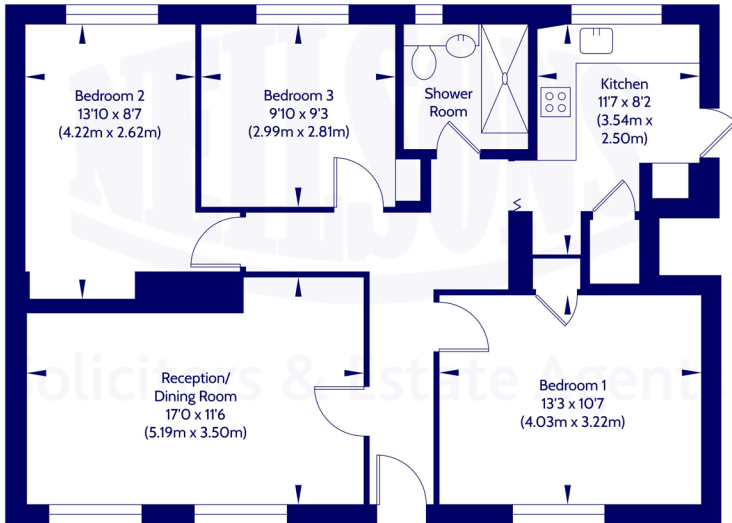
Redhall Place is well positioned within a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24 hour Asda supermarket in nearby Chesser is only a short drive away. Leisure and recreational pursuits in the area include Redhall Public Park, linking the Water of Leith walkway and cycle path, Kingsknowe Golf Club, Craiglockhart Leisure Centre with tennis courts, and Nuffield Health and Fitness centre. Good public transport services operate to the City Centre and surrounding areas, and the City of Edinburgh Bypass is on hand linking the main motorway network system.





Approx. Gross Internal Floor Area 75.05 Sq M / 808 Sq Ft.

Ground Floor



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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