










Fixed Price

£275,000

76 Redhall Road

Redhall | Edinburgh | EH14 2DJ

Located within the popular Redhall area, this attractive two-bedroom semi-detached home offers well-presented accommodation complemented by private gardens and a driveway. The property enjoys a peaceful residential setting whilst remaining close to local amenities, transport links and green spaces, and is sure to appeal to a wide variety of buyers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band - B



Description

Laid out over two levels, downstairs briefly comprises entrance hallway, dual aspect lounge/dining room with fitted blinds and decorative fireplace, and a modern kitchen with a range of white wall and base units with co-ordinated worktops, and a door leading to the rear garden.

Moving upstairs there are two double bedrooms, one with a large wardrobe and both having built in storage, and a stylish bathroom with a white suite and overhead rainfall shower. The property further benefits from gas central heating with Hive system, and double glazing.



Extras

Included in the sale will be the induction hob and electric double oven, fridge/freezer, washing machine, integrated dishwasher, and garden shed. Most of the furniture will be available by separate negotiation.

Gardens and parking

A neat, landscaped front garden with patio welcomes you to the property and to the rear is an extensive, fully enclosed, garden laid to lawn with a patio area, offering a lovely space for dining in the warmer months and a safe place for children and pets to play. A driveway with an EV charging point provides off street parking and on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

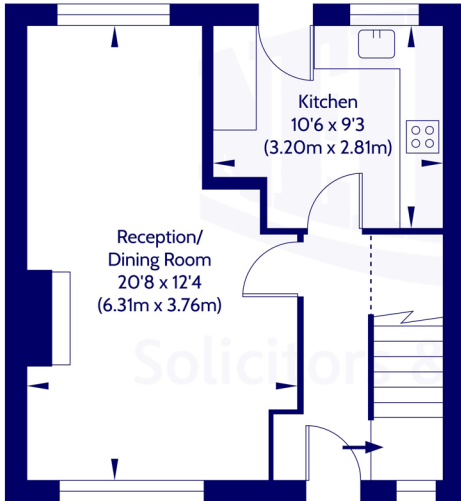
Redhall Road is well positioned within a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket, and Longstone Primary School and Redhall School are on the doorstep.. A 24 hour Asda supermarket in nearby Chesser is only 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.



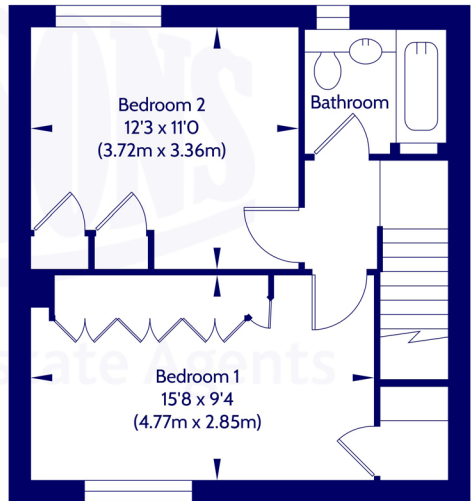


Approx. Gross Internal Floor Area 72 Sq M / 783 Sq Ft.

Ground Floor



1st Floor



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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