



30 Redhall Road

Redhall, Edinburgh, EH14 2HN

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Well-presented with attractive, modern interiors and tasteful décor, this semi-detached house is situated within an established residential area of Redhall and offers three bedrooms, a spacious reception room, a kitchen, a useable attic room, and two bathrooms. Externally, the house is accompanied by front and rear gardens and a garage.

You are welcomed into the home by an inviting hall (with built-in under-stair storage) setting the tone for the attractive interiors to follow with neutral décor and wood-styled flooring. To the right of the hall lies a generous reception room, spanning the entire depth of the property and illuminated by dual-aspect windows, one of which is southeast-facing. The room offers excellent flexibility for arrangements of lounge and dining furniture, all arranged around a warming log-burning stove, whilst wide patio doors to the rear of the room open onto the garden. The kitchen neighbours the reception room and is fitted with white wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, hob, and extractor hood. A selection of freestanding appliances is also included and the kitchen benefits from external access.

On the first floor, a landing leads to two double bedrooms, a third bedroom/study area, and a bathroom. The double bedrooms are both supplemented by built-in storage, whilst the stylish bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a mirrored vanity cabinet.

Features

- Semi-detached house in Redhall
- Well-presented, modern interiors
- Entrance hall with built-in storage
- Generous, dual-aspect living/dining room with log-burner
- Attractive kitchen with external access
- Two double bedrooms with built-in storage
- Third bedroom/study area
- Useable attic room with shower room
- Stylish family bathroom
- Front and rear gardens
- Single garage
- Gas central heating and double glazing
- EPC Rating - D





“Attractive kitchen with external access and two double bedrooms with built-in storage”







A useable attic room on the second floor completes the accommodation on offer and is accompanied by built-in storage and a shower room. The rear-facing windows on the first and second floors enjoy far-reaching views. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by front and rear gardens, with the former enjoying a sunny southeast-facing aspect, and the latter featuring a lawn, a patio, and a greenhouse. Private parking is provided by a single garage.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation.

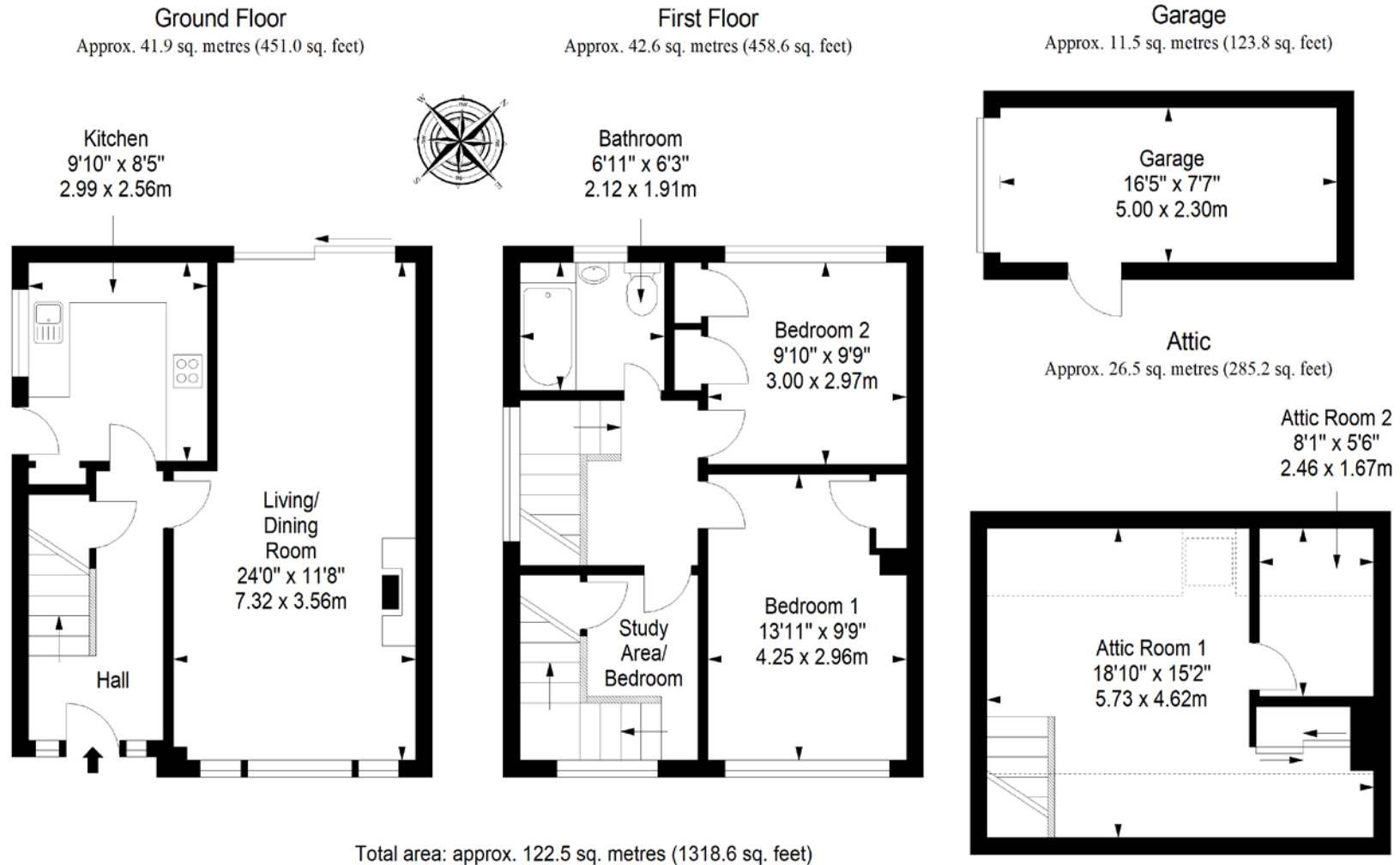
Redhall

Positioned under five miles southwest of Edinburgh city centre, Redhall is a popular suburb within easy reach of local schools, amenities, and transport links. The residential area is enveloped by wonderful public parks and green spaces, including Hailes Quarry Park, Redhall Park, and Redhall Estate. There is an excellent range of amenities within the immediate vicinity, including major supermarkets. In neighbouring Chesser you'll also find a leisure centre with a state-of-the-art gym, a swimming pool, sauna and steam room facilities, and fitness studios. For sports enthusiasts, indoor football facilities are available in Chesser, while nearby Meggetland Sports Complex boasts all-weather pitches for golf, rugby and cricket. Kingsknowe Golf Club is also just a few minutes' drive away, and promises a relaxing round of golf set against breathtaking scenery. Redhall falls within the catchment area for good state schools, and is also conveniently placed for various independent childcare and schooling options. Redhall is served by excellent public transport links, including a network of buses travelling across the city, and rail services from both Kingsknowe and Slateford stations. These provide fast and frequent links between Edinburgh Waverley and Glasgow Central. The Union Canal and the Water of Leith both pass through Redhall, and provide cycling routes for safer, greener commuting into the city.





Floorplan



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