



# 1 Redhall House Drive

Colinton, EDINBURGH, EH14 1JE



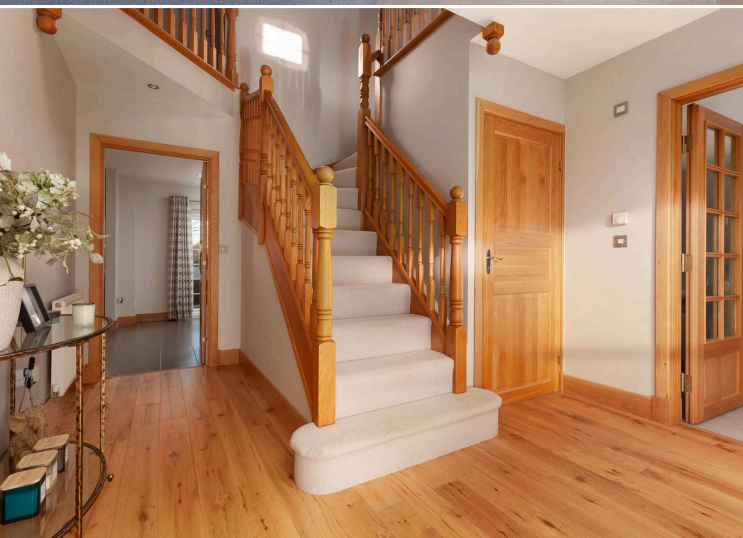
VMH ESTATE AGENTS





**Exceptional detached family home surrounded by beautiful private gardens, with double garage & driveway.**

- Stylish & elegant sitting room
- Open plan kitchen/dining/family room
- Living room/formal dining room
- Principal bedroom with en-suite
- Double bedroom 2 & 3 with en-suites
- Double bedroom 4 & 5
- Family bathroom
- Set amidst stunning private gardens
- Double garage & driveway
- Gas central heating & double glazing



**Offers Over: £1,395,000**

**EPC Rating: B**

**Council Tax: H**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**







# About the Property

This truly impressive detached family home is set within beautiful, extensive private gardens to the front, side and rear. The property is situated in the highly sought after residential area of Colinton within an exclusive modern development. The property benefits from a particularly large corner plot with a lovely leafy outlook and a variety of spaces to enjoy al fresco entertaining including a covered seating area with electricity and light. To the side there is a double garage and driveway.

The stunning interior is immaculately presented throughout with stylish and spacious accommodation over three levels. There are impressive and versatile reception spaces on the ground level as well as a superb open plan kitchen/dining/family room with utility room. On the first level is a wonderful principal bedroom with dressing area and generous en-suite shower room; two further well proportioned double bedrooms with built-in wardrobes and en-suite shower rooms. The second level has double bedroom 4 with built-in wardrobes and a lovely balcony, double bedroom 5 and further family bathroom.







Having northern and southern aspects allows the property to be flooded with natural light which further enhances the spectacular interior that is complemented by quality fixtures and fittings. Viewing is highly recommended to fully appreciate a property of this calibre.

## Extras

All fitted floor coverings, light fittings, blinds, curtains, curtain poles, hob, double oven, microwave, extractor hood, American style fridge/freezer and dishwasher are included in the sale price.











## Location

Colinton is one of Edinburgh's most sought-after residential areas set in the south-west of the city, nestled by the Pentland Hills. It has retained much of its "village charm" and offers local shops, restaurants and bars. More extensive supermarket shopping facilities are available at nearby Tesco and Morrisons, whilst easy links to the City Bypass open up the many retail parks on the periphery of the city. There are many pleasant walks and cycle paths close by and Kingsknowe Golf Club and Bonaly Country Park are within easy reach. Colinton is ideally situated for commuting with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh and the Queensferry Crossing. There are also regular bus services to and from the city centre and excellent schools in both the state and private sectors in nearby areas.

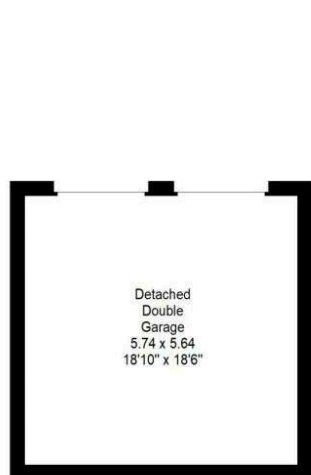
1 Redhall House Drive,  
Edinburgh,  
Midlothian, EH14 1JE



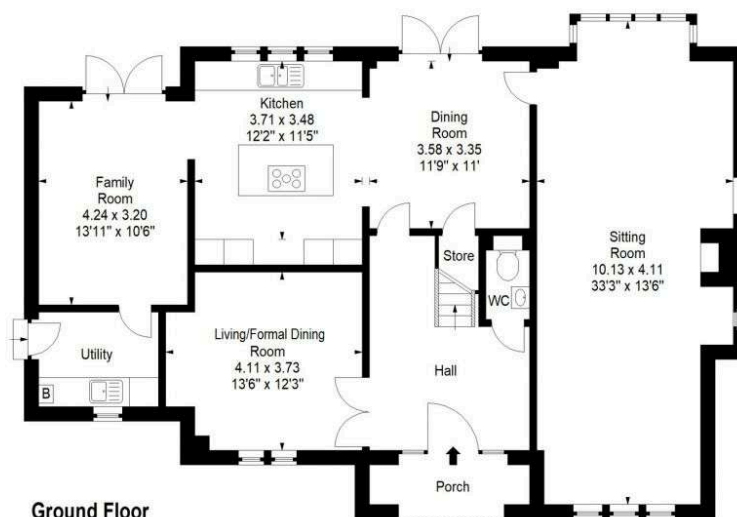
Gross internal area (approx)  
302.20 sq.m (3253 sq.ft)

**Detached Double Garage**  
Gross internal area (approx)  
32.24 sq.m (347 sq.ft)

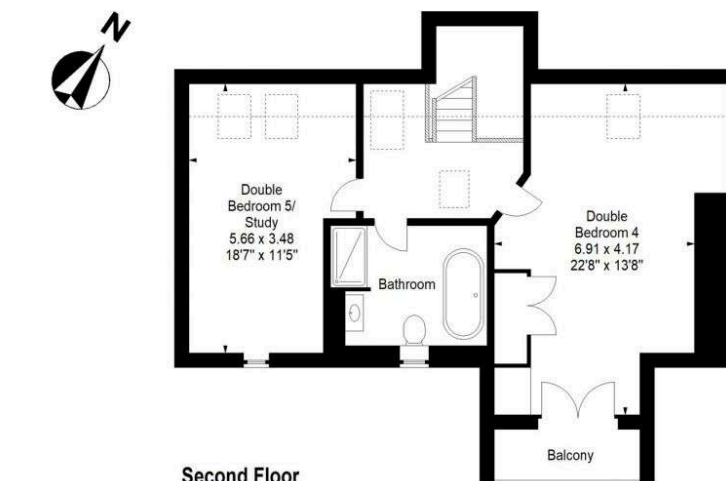
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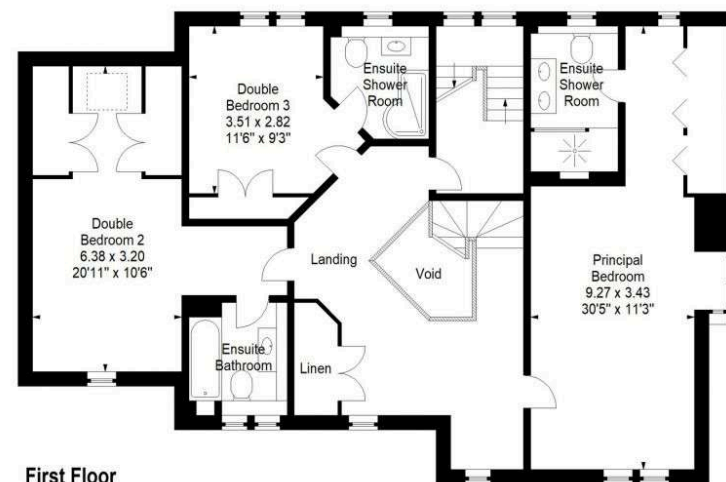
Ground Floor



Ground Floor



Second Floor



First Floor





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