



1 Redhall House Drive

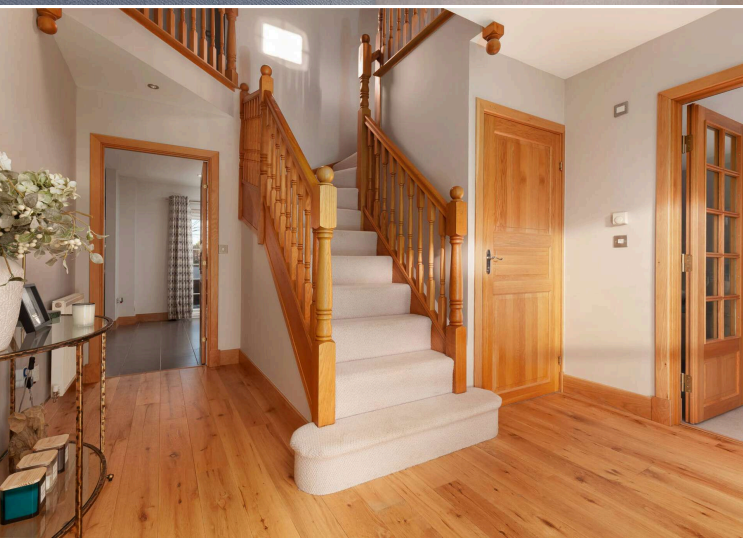
Craiglockhart, EDINBURGH, EH14 1JE





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



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 Craiglockhart 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

Craiglockhart lies to the south-west of the city centre and offers a variety of excellent local amenities. It is also within easy access of Napier University. Morningside and Bruntsfield are close by offering a vast array of speciality shops, restaurants, bistros, a Waitrose and a Marks & Spencer. Excellent bus services to and from the city centre are close to hand. Many pleasant walks may be enjoyed in the Blackford, Craiglockhart and Braid Hills, the Craiglockhart Sports Centre offers a wide variety of fitness and sports facilities. The Union Canal walkway provides access to an extensive walking and cycle network leading to the Water of Leith. There is easy access to the city bypass, Edinburgh International Airport and motorway links to the rest of Scotland and the South.

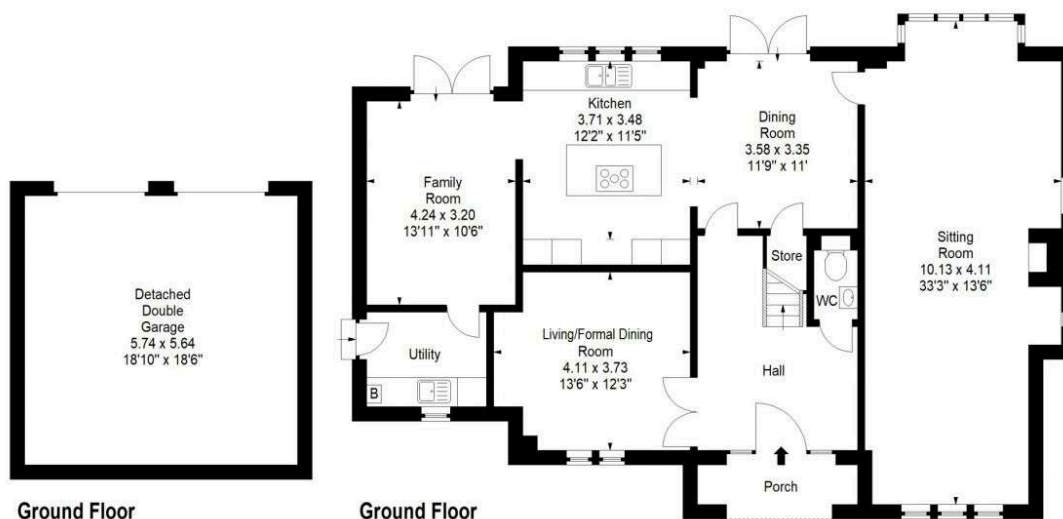
1 Redhall House Drive,
Edinburgh,
Midlothian, EH14 1JE



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)

For Identification Only. Not To Scale.
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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.