

Flat 6, 54 Redhall Road

REDHALL, EDINBURGH, EH14 2DW



*SPACIOUS THREE-BED FLAT WITH
STUNNING VIEWS OVER THE CITY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this large three double-bedroom top-floor flat to the market. Well situated in Redhall, the property is presented to the market in excellent condition and boasts superb panoramic views over the city with the bridges, Edinburgh Castle, and the Pentland Hills all in view. Further benefits include gas central heating, double glazing, and a private section of garden. This would be an ideal first-time buy or sound buy-to-let investment.

Accommodation is focused on a spacious living room which has excellent levels of natural light, contemporary décor, and quality laminate flooring. The living room has superb views and the proportions on offer can easily accommodate a large suite and a dining table. A new owner will have plenty of flexibility to create their ideal entertaining space. A separate kitchen includes a range of contemporary base and wall-mounted units that include integrated appliances and offer plenty of prep and storage space for the aspiring chef.





Bedroom one is a bright and spacious double with laminate flooring and integrated storage. There is plenty of space for a full suite of free-standing bedroom furniture. Bedroom two is a further generous double with laminate flooring and integrated storage. Bedroom three is a fantastic games room currently but has plenty of space for a double bed and supporting furniture.





Bedroom 2





Bedroom 3

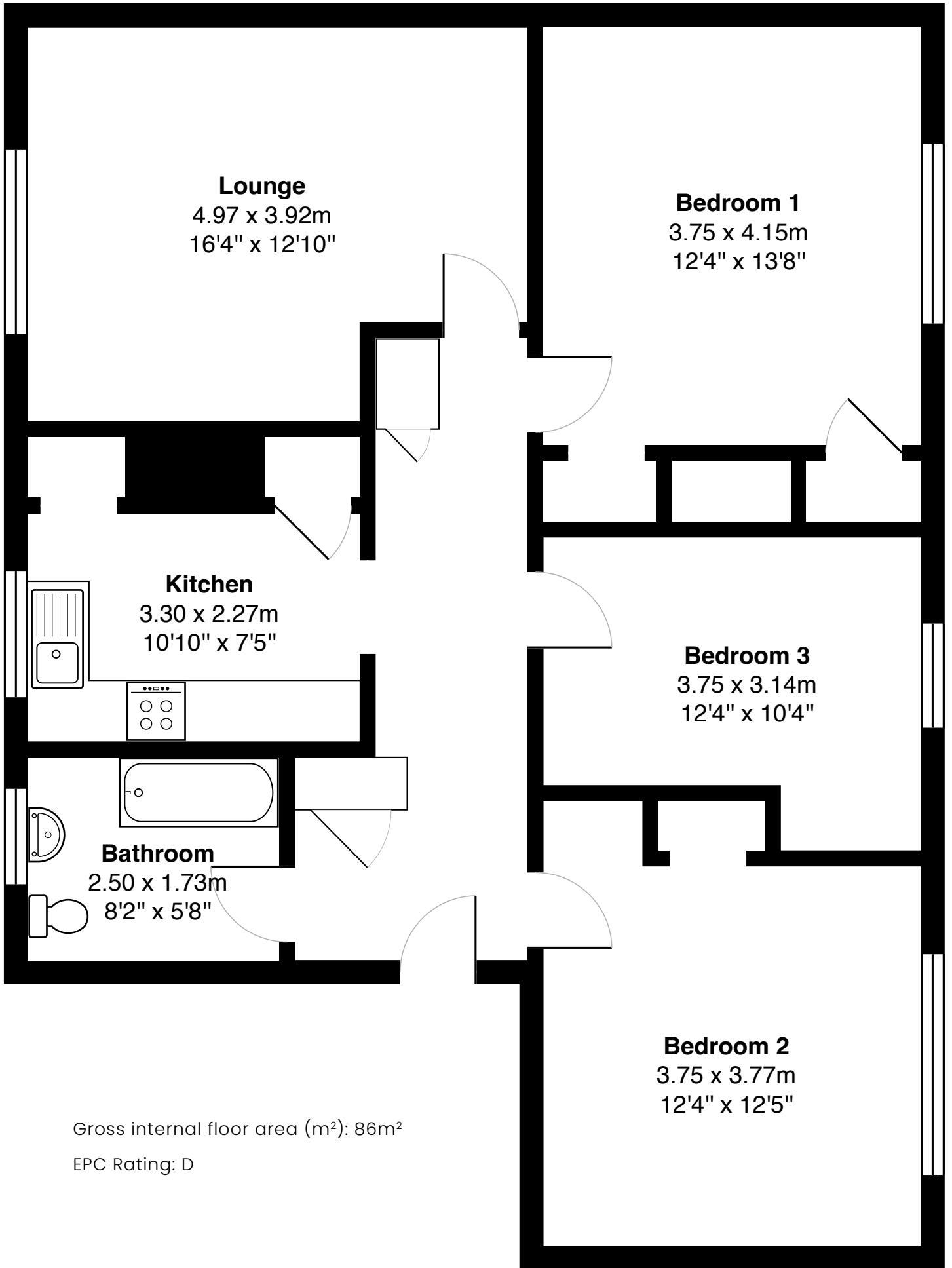




The internal accommodation is completed by the bathroom which has natural light, a contemporary three-piece white suite, and a mains shower over the bath.







Gross internal floor area (m²): 86m²

EPC Rating: D

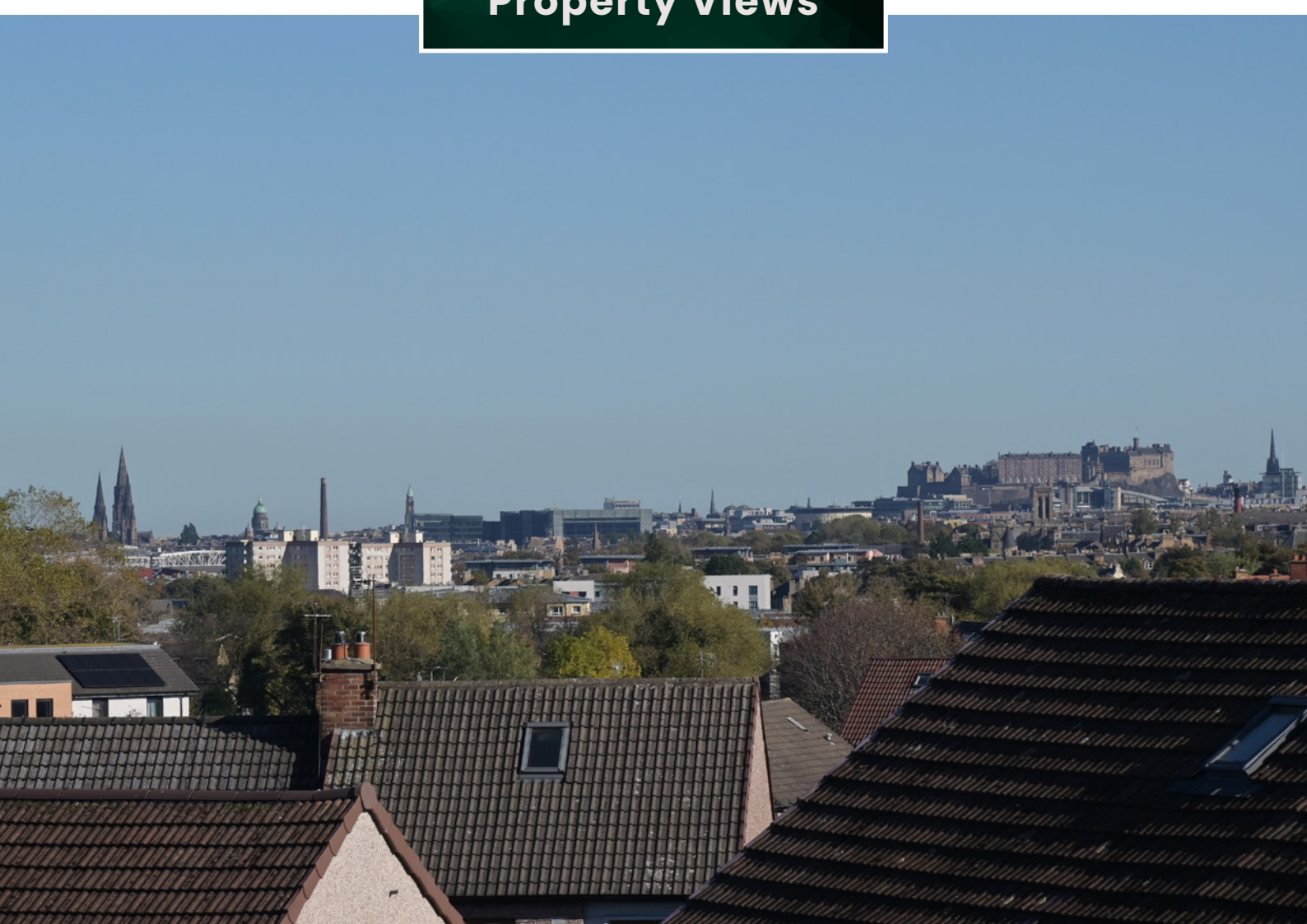


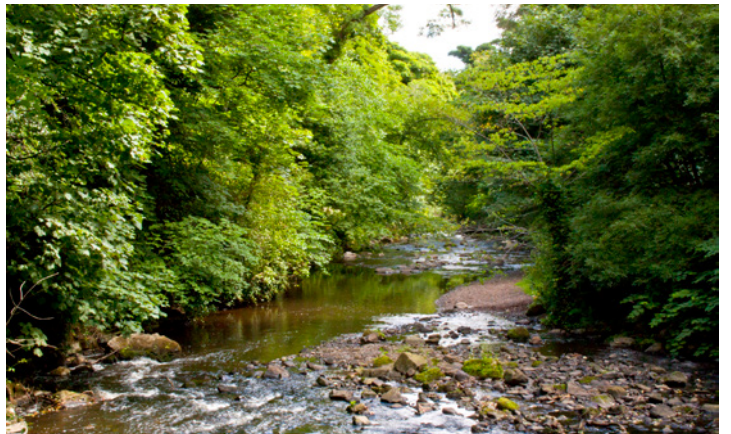
Externally, Redhall Road has plenty of unrestricted parking and the property has a private rear garden with a mature lawn and a patio for entertaining.





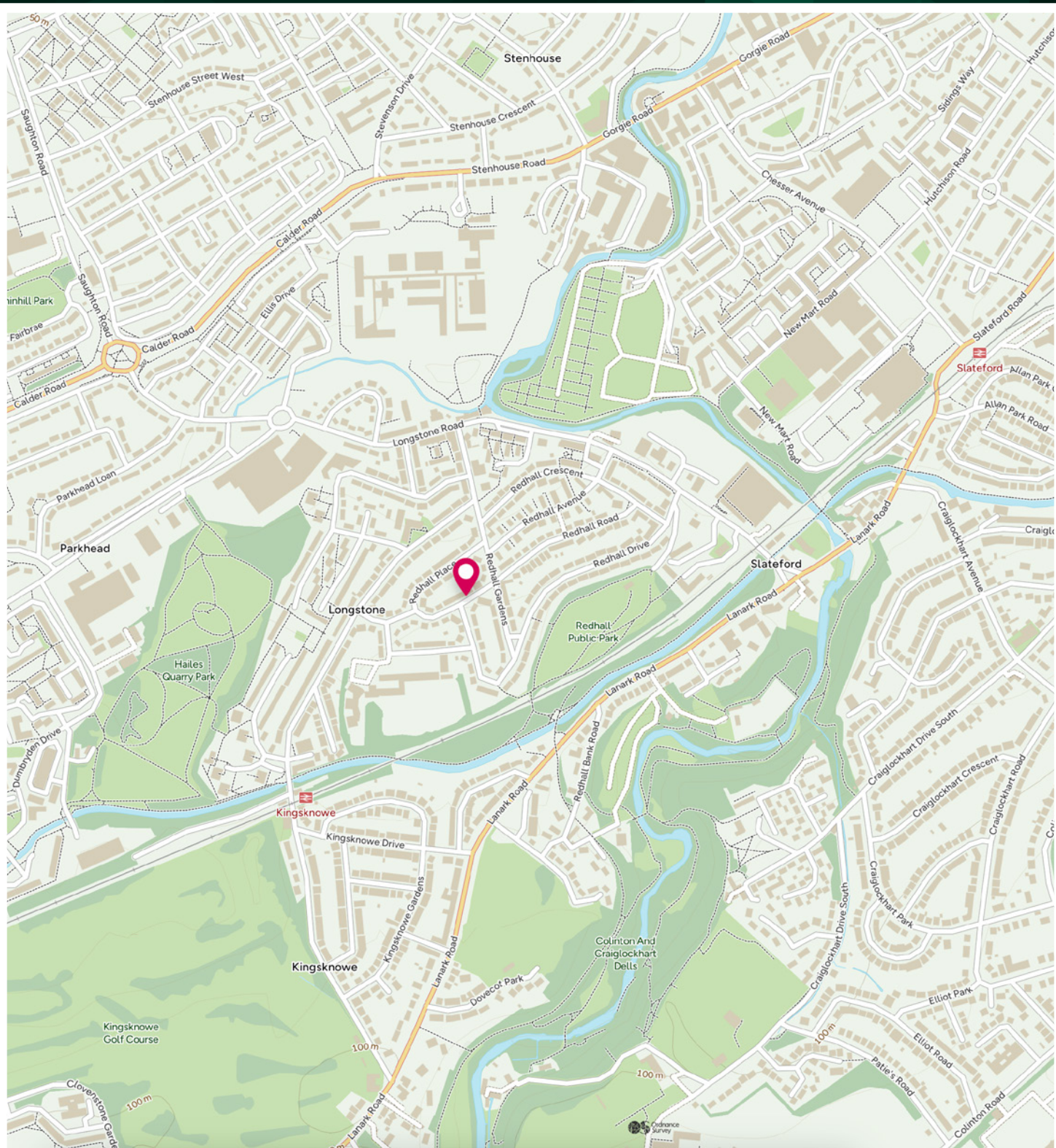
Property Views





Redhall is a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24hour Asda's supermarket in nearby Chesser is only a short drive away. Further shops, banks, building societies and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach. Schooling is well represented from nursery to senior level and an efficient public transport network is on hand. The Edinburgh City Bypass and main motorway networks are also within easy reach. Leisure and recreational pursuits in the area include Redhall Public Park which links with the Water of Leith walkway and cycle path, Kingsknowe Golf Club, Craiglockhart Leisure Centre with tennis courts, and a Nuffield Health and Fitness centre are both a short distance away.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



**THE SUNDAY TIMES
THE SUNDAY TIMES**



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.