

5A Redhall Grove

Longstone, Edinburgh, EH14 2DU

Newly built
detached house
in a leafy suburban location



RALPH SAYER
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An immaculate

family home with a fantastic suburban location



Offering a stylish family home with a desirable suburban address, this newly built four-bedroom, two-bathroom detached house lies close to everyday amenities, rail and road links, schools, and scenic open spaces, including the Union Canal and the Water of Leith. The property is presented in true move-in condition, with minimalist interiors creating a blank canvas for one's preferred décor. An impressive open-plan living space opens onto an enclosed south-facing garden with a summer house and plentiful private parking is provided with a driveway.

On opening the front door, you step into a bright entrance porch housing a handy WC and leading into the heart of the home – a sizeable open-plan living area and kitchen.

General Features

- Leafy suburban location
- Newly built detached house
- Immaculate minimalist interiors

Accommodation Features

- Entrance porch with WC cloakroom
- Expansive open-plan living/dining area & stylish breakfasting kitchen
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom with shower-over-bath
- Utility room with direct access to bedroom 4/family room
- Gas central heating
- Full double glazing

Exterior Features

- Large south-facing garden
- Summer house
- Front lawn
- Tandem driveway

Sociable

open-plan living - perfect for gathering with family & friends

Occupying almost the entirety of the ground floor, with a bright, dual-aspect, the congenial open-plan living accommodation incorporates a spacious sitting area with handsome oak-inspired flooring and built-in storage, a dining area offering garden access, and an adjoining kitchen featuring a breakfasting peninsula. T



Stylish

breakfasting kitchen & adjoining utility room

The stylish monochrome kitchen is fitted around a focal stainless-steel range cooker and framed by on-trend subway tiling. A dishwasher and a fridge freezer are neatly integrated, whilst, next door, a coordinating utility room provides space for laundry appliances and direct access to bedroom 4/family room.





Sumptuous

carpeted bedrooms
served by stylishly-appointed wash areas



Stairs from the ground floor lead up to an airy landing allowing access to three bedrooms, with all areas fitted with deep-pile carpeting for luxurious comfort. The sleeping areas comprise two garden-facing double bedrooms and a good-sized single room with built-in storage. The principal bedroom benefits from the convenience of an en-suite shower room offset by tasteful partial tiling.



The family bathroom

Finally, a similarly-styled family bathroom comes replete with a hidden cistern WC, a basin and vanity unit, a towel radiator, and a bath with an overhead shower. The property is kept warm and efficient by gas central heating and full double glazing.





Delightful

low maintenance
garden & multi-vehicle private parking



The home's external space is equally well-presented and incorporates a generous rear garden and, to the front, a small, gated garden and a tandem driveway. Enclosed by fencing and overlooked by leafy trees, the south-facing rear garden promises a delightful low-maintenance space for family recreation with a seating patio, an artificial lawn, and a summer house.



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Property Name

5A Redhall Grove

Location

Longstone, Edinburgh, EH14 2DU

Approximate total area:

134.4 sq. metres (1446.7 sq. feet)

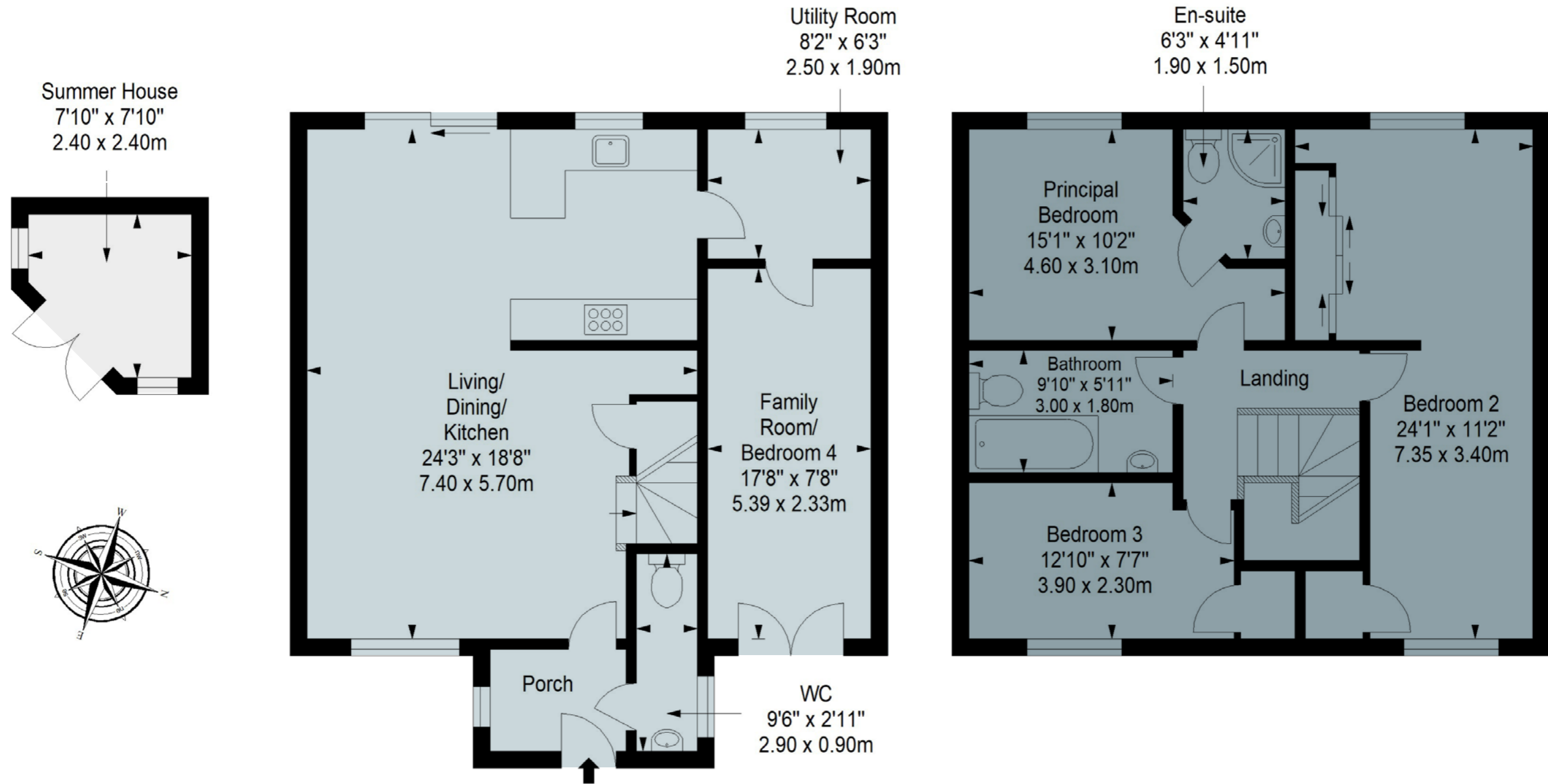
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor
- External

EPC Rating - C

Council Tax Band - F

Home Report Value - £440,000





Longstone

a desirable leafy suburb



The residential area of Longstone lies under four miles from Edinburgh city centre, with public parks, the Water of Leith walkway, and the Union Canal creating a desirable leafy suburb served by everyday shopping amenities and excellent transport links.

Two large supermarkets are located in the surrounding area, with more extensive shopping and high street stores found a short distance away at Hermiston Gait and Gyle Shopping Centres. Kingsknowe train station is easily reached, with regular direct services to Edinburgh and Glasgow, whilst frequent bus services run into the city centre and beyond.

Proximity to the City Bypass makes commuting by car conveniently easy and for those wishing to cycle into the city, the Union Canal provides a scenic route.

A wide variety of indoor and outdoor sports facilities are on offer at Redhall Park, Craiglockhart Leisure and Tennis Centre, and Meggetland Sports Complex and, for the golf enthusiast, there is Kingsknowe's 18-hole parkland course. Longstone benefits from state and independent schooling options in the immediate area and close by and is well placed for Edinburgh College's Sighthill campus and Napier University.

Let us help you find your next
dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.