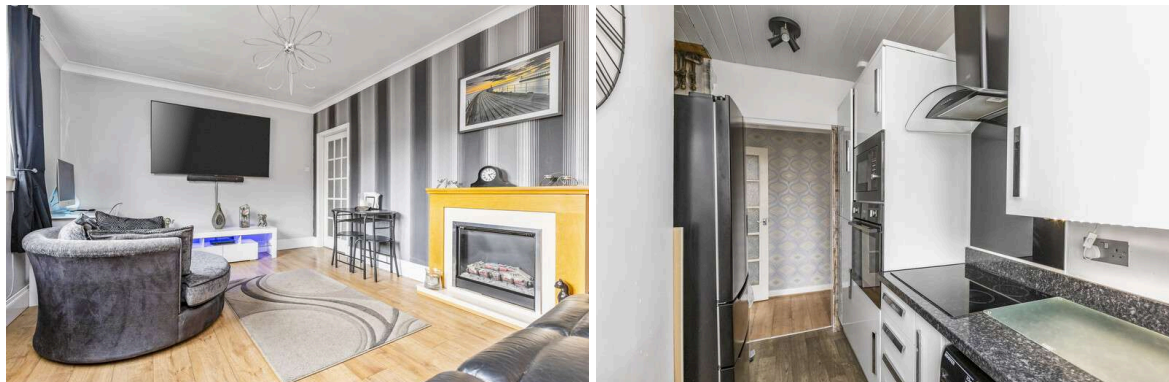




4 Redhall Gardens
REDHALL | EDINBURGH | EH14 2HT


warners
solicitors & estate agents



4 Redhall Gardens

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Warners are delighted to present to market his beautifully presented three bedroom, upper villa apartment boasting a private landscaped garden, located in the popular residential district of Longstone to the west of Edinburgh's city centre on the confluence of the Union Canal and the Water of Leith.

This highly desirable property is offered to the excellent order, perfect for a couple looking for more space or a small family. All bedrooms are of a good size with two enjoying integrated storage. The well-presented living room is the perfect spot to unwind, a feature fireplace provides a cosy focal point to the space. A galley type separate modern kitchen will delight budding chefs, with a good mix of striking white wall and base cabinetry and integrated appliances for modern living. A family bathroom with stylish three piece suite, shower over bath and chrome ladder radiator completes the internal accommodation.

Externally property benefits from a fully enclosed private garden with shed, grassed lawn and a patio area, perfect for outdoor entertaining. The property further benefits from gas central heating, double glazing and unrestricted street parking. Viewing is highly recommended!

- Entrance stair and welcoming hallway
- Living/Dining room with feature fireplace
- Modern well-appointed kitchen
- Three good sized bedrooms (two benefit from integrated storage)
- Family bathroom with stylish white three piece suite, shower over bath
- Private front and rear landscaped garden with shed, laid to lawn with patio area
- Double glazing and gas central heating
- Easy access to public transport links
- Good local amenities including Sainsburys, ASDA & Aldi
- Located on the Water of Leith & Union Canal

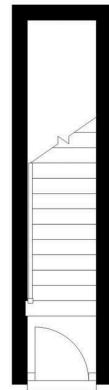
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



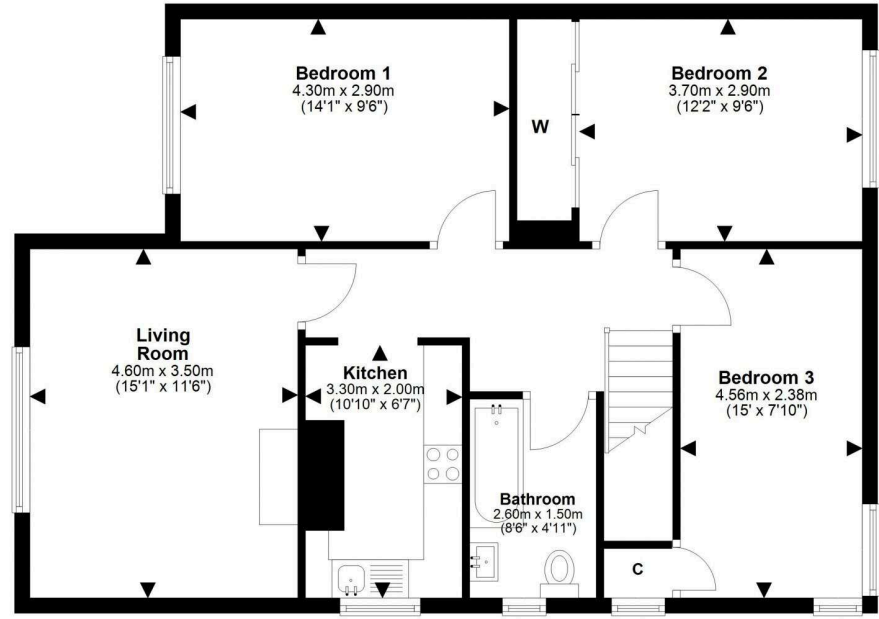
All blinds, curtains, integrated kitchen appliances and the washing machine will be included in the sale. EPC Rating D.

The subjects are located in the Redhall area of Edinburgh, which lies to the south west of the city centre. The property is well positioned to take advantage of shops serving the local community including an Asda supermarket at nearby Chesser. 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, together with the city centre itself with many shopping and recreational facilities. Schooling is well represented from nursery to senior level and an efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
PlanUp 2024
Plan produced using PlanUp.