



28 Redhall Road  
REDHALL | EDINBURGH | EH14 2HN

**warners**  
solicitors & estate agents



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Warners are delighted to present to the market this three bedroom semi-detached villa boasting private gardens and a detached garage, located within the very popular Redhall district of Edinburgh, well placed for a superb range of amenities and transport links. This exceptional home has been remodelled by the current owners and finished off to a high specification throughout, boasting immaculately presented accommodation with contemporary interior and effortlessly stylish decor.

This stunning home comprises welcoming entrance hallway benefiting from good storage. Off the hallway a bright and spacious lounge lies to the front of the property and features a charming accent wall with a floating oak mantle providing a central focal point. To the rear lies an open plan kitchen/dining room boasting modern cabinetry, floor lighting and handy breakfast bar, making it the perfect spot to enjoy that morning coffee and entertain guests. The room falls naturally into cooking and dining zones with French patio doors giving views and direct access to the private rear garden. Upstairs hosts two double bedrooms and a single bedroom, all benefiting from integrated storage. This stunning home is completed by an exquisite main bathroom with stylish white three piece suite, waterfall style shower over bath and chrome ladder radiator. Externally the enclosed landscaped rear garden is laid to astro with raised decking area, making it perfect for al fresco dining and outdoor entertaining and a door gives access to the garage. The property further benefits from gas central heating, double glazing and there is also planning permission in place for an extension to the side elevation, providing further potential to this already walk in home. Early viewing is recommended!

- Three bedroom semi-detached villa in popular Redhall
- Entrance hallway with stairs to upstairs accommodation and under stairs storage
- Bright and spacious living room with integrated speaker, leading to the kitchen
- Contemporary open plan kitchen/dining room with integrated speaker system in kitchen, patio doors give direct access to private rear garden
- Three bedrooms (all with integrated storage)
- Modern family bathroom with waterfall style shower over bath
- Gas central heating & double glazing
- Private front & rear gardens
- Detached single garage with roller shutter
- Unrestricted street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.

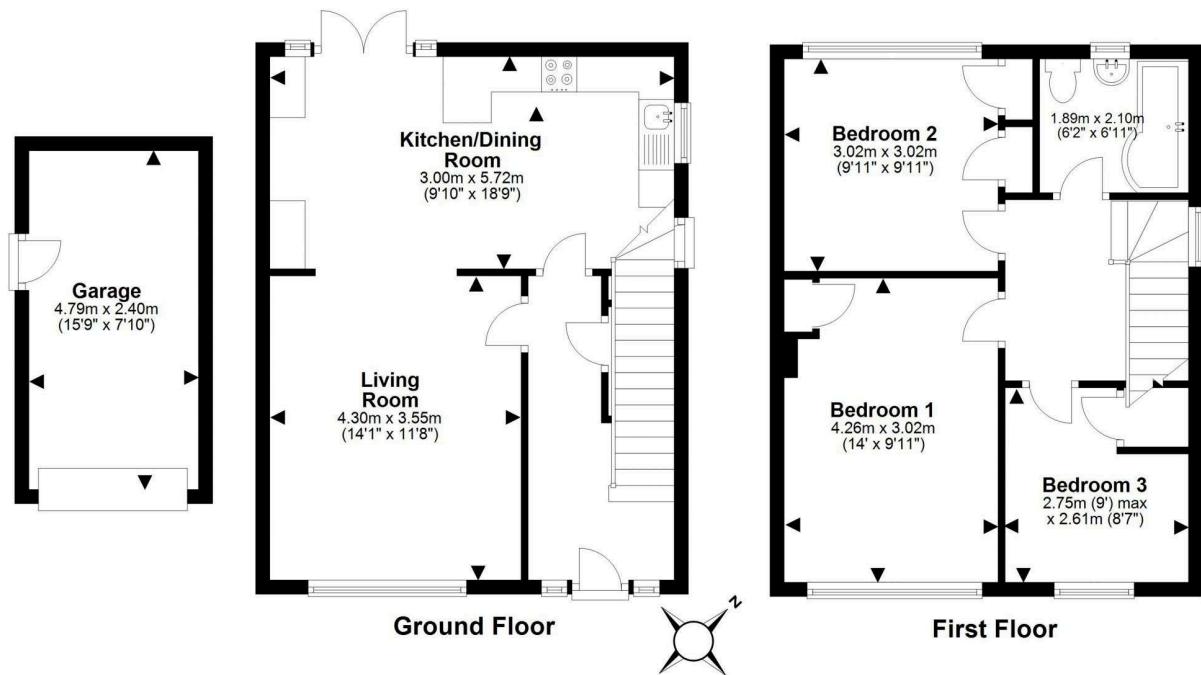
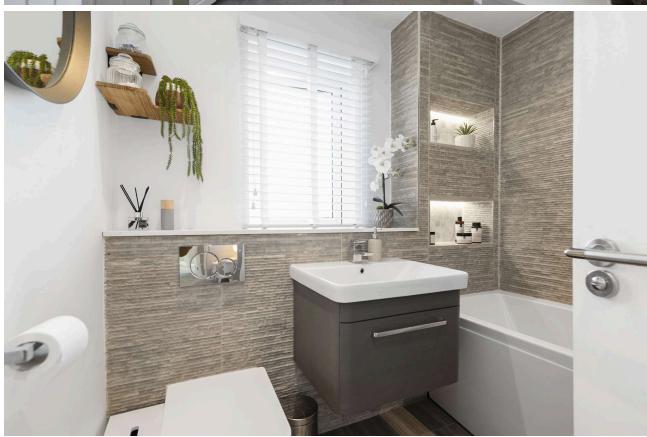


Included in the sale of the property will be all integrated appliances, washing machine available with separate negotiations.

EPC Rating C

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.





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.