



72/10 Redhall Crescent
KINGSKNOWE | EDINBURGH | EH14 2HD


warners
solicitors & estate agents



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Warners are delighted to offer a fantastic opportunity to acquire a well presented third-floor flat in Redhall Crescent, located just to the west of Edinburgh's City Centre. Perfectly positioned for easy access to a wide range of local amenities, this property is an ideal choice for first-time buyers, young professionals, or buy-to-let investors.

The property is well-equipped with double glazing and gas central heating throughout. Accessed via a secure entry system, the flat opens to a communal stairwell. Inside, the spacious lounge is bathed in natural light from large windows, offering stunning views over the city, including Edinburgh Castle and Arthur's Seat. A balcony off the lounge provides the perfect spot to enjoy your morning coffee while taking in the cityscape.

Adjacent to the lounge is the breakfasting kitchen, which features a range of base and wall units, along with space for a small dining table. The two generously sized double bedrooms offer flexible layouts to accommodate a variety of furniture arrangements. Completing the accommodation is a fully tiled bathroom, equipped with a white three-piece suite and a shower overhead.

- Externally, the property benefits from unrestricted residents' parking.
- Great Location – West of City Centre, near amenities.
- Stunning Views – Over Edinburgh Castle and Arthur's Seat.
- Bright & Spacious – Large windows, natural light.
- Private Balcony – Ideal for city views.
- Two spacious bedrooms
- Unrestricted Parking

Factoring charges approx £25 per month which covers cleaning of the stair and maintenance of communal areas.

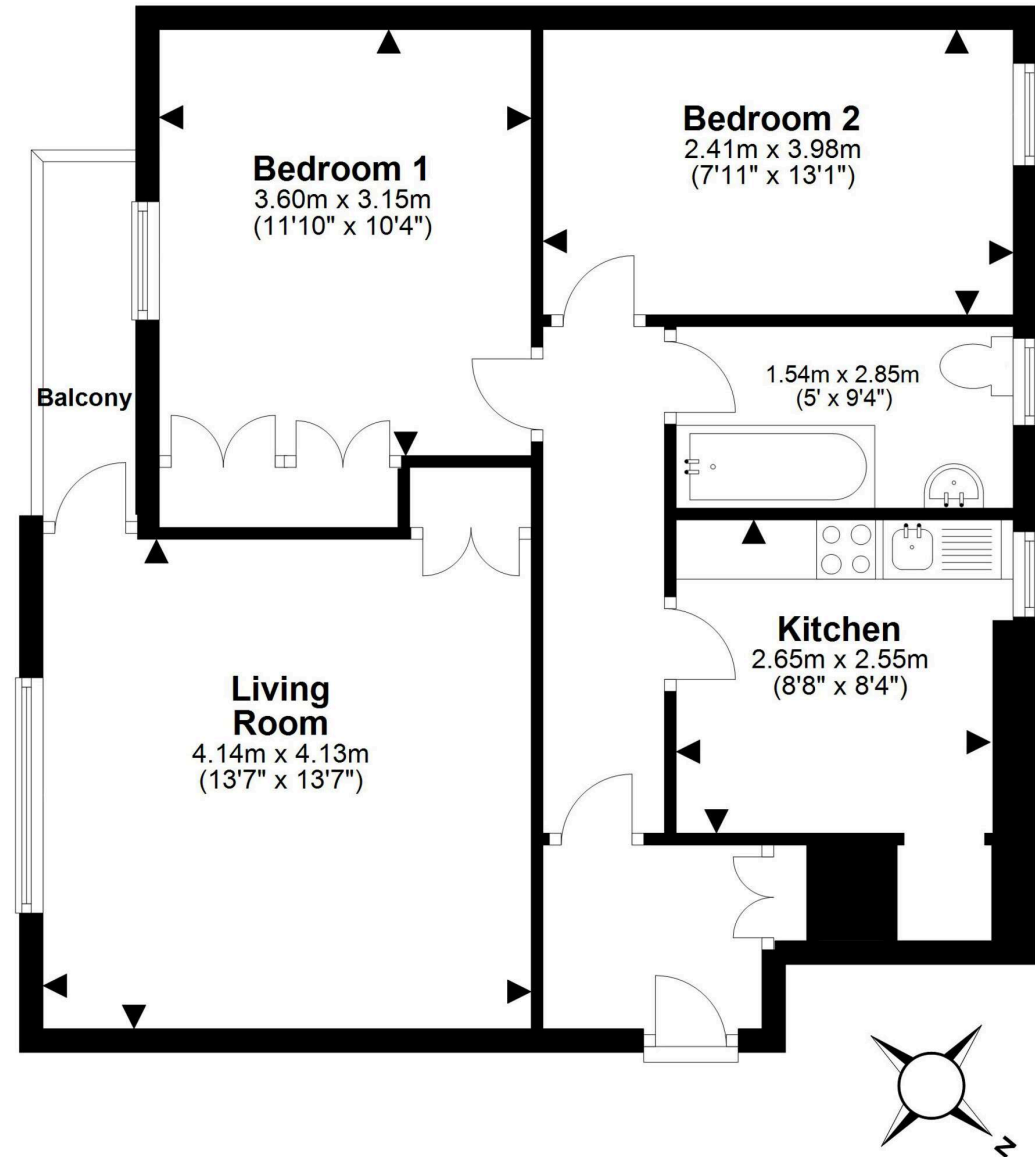
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Oven, hob, washing machine and dishwasher included in sale. No warranty will be given for these items. Epc Rating D.

Kingsknowe is a popular suburb of Edinburgh lying south-west of Craiglockhart. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. A 24 hour Asda Superstore is located off nearby New Mart Road and a retail park nestling between Chesser Avenue and Hutchison Road includes Aldi, M&S Simply Food and a Home Bargains store. Further amenities are to be found at Colinton and Juniper Green, both just a short car or bus drive away. Hermiston Gait and the Gyle complex are also within easy reach and there is a local golf course. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.