



Solicitors & Estate Agents



Fixed Price

£295,000

55 Redhall Crescent

Redhall | Edinburgh | EH14 2HD

Attractive three-bedroom semi-detached villa peacefully positioned within the popular Redhall area and thoughtfully arranged over three levels. Close to excellent amenities, schooling, and superb transport links, the property is sure to appeal to a wide range of purchasers including growing families and professionals alike.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming front porch leads into the entrance hallway, where a handy understairs storage cupboard can be found. The lounge/diner is bright and spacious, benefitting from a dual aspect outlook and offering an excellent space for both relaxing and entertaining. The modern kitchen is fitted with a range of integrated and freestanding white goods and finished in smart neutral tones, with partial tiling in splash areas for easy upkeep. On the first floor, the landing provides access to two comfortable bedrooms and the main shower room. Bedroom two is a good-sized front-facing double featuring impressive wall-to-wall fitted wardrobes. Bedroom three is another comfortable double enjoying a quiet rear aspect, fitted wardrobes, and lovely views towards Arthur's Seat. The main shower room is fully panelled and fitted with a corner shower cubicle. A second landing, enhanced by a Velux window and additional storage cupboard, leads to the impressive principal suite occupying the upper level. The principal bedroom is a spacious double room with extensive fitted storage and stunning views towards Edinburgh Castle. Completing the suite is a well-kept en-suite shower room finished with full wall panelling and a single shower enclosure.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys a low-maintenance rear garden finished mainly in chip stone with a small patio area and shed, while the front garden is laid to lawn. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitor alike.

Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

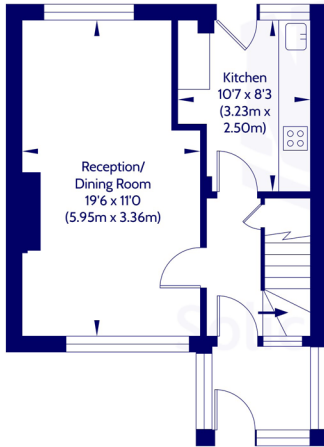
Redhall Crescent is well positioned within a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24 hour Asda supermarket in nearby Chesser is only a short drive away. Leisure and recreational pursuits in the area include Redhall Public Park, linking the Water of Leith walkway and cycle path, Kingsknowe Golf Club, Craiglockhart Leisure Centre with tennis courts, and Nuffield Health and Fitness centre. Good public transport services operate to the City Centre and surrounding areas, and the City of Edinburgh Bypass is on hand linking the main motorway network system.



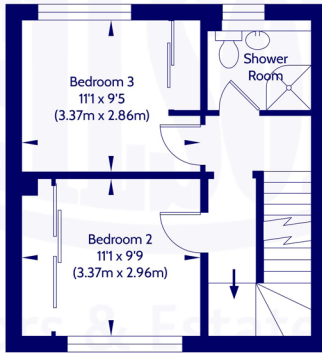


Approx. Gross Internal Floor Area 86 Sq M / 930 Sq Ft.

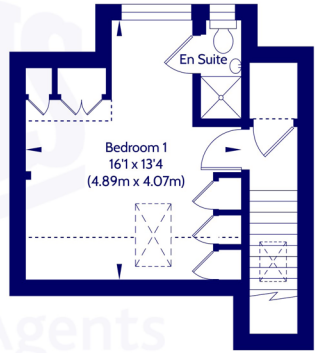
Ground Floor



First Floor



Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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