

OFFERS OVER £180,000

30/1 Redhall Gardens
Edinburgh, EH14 2DR

drummondmiller
Solicitors & Estate Agents



- Stylish groundfloor living with private garden access in the heart of Redhall.
- Large and bright living room with French doors
- 2 generously proportioned bedrooms
- Private drive with 2 parking spaces
- Freshly renovated bathroom
- Gas central heating and double glazing throughout
- Large private garden with decking
- EPC C

Description

Drummond Miller is pleased to present this beautifully decorated and generously proportioned 2bed ground floor flat, situated in the popular residential area of Redhall. the property offers a comfortable layout and tasteful interiors, ideal for a range of buyers.

The welcoming entryway leads into a spacious lounge, where French doors open directly onto the private rear garden, perfect for relaxing outdoors or entertaining. The wellproportioned kitchen provides excellent storage and ample worktop space.

Both double bedrooms are bright and spacious, each benefiting from generous builtin storage. The contemporary family bathroom is fitted with a modern threepiece suite, including a mainspowered shower for added comfort.

Further enhancing the appeal of the property is a useful external storage area, offering additional space for gardening equipment, bicycles, or seasonal items.





Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

Garden and parking

The property enjoys private front and rear gardens. The rear garden features an immaculately maintained lawn and a generous decking area, ideal for outdoor dining and entertaining. A driveway to the front provides convenient offstreet parking, with additional unrestricted onstreet parking available directly outside.

Location

Situated in the popular residential district of Redhall to the west of the city centre, Redhall offers a peaceful suburban setting with excellent local convenience. Everyday shopping is available nearby, with larger retail options at the Asda Superstore in Chesser and The Gyle Shopping Centre just a short drive away.

The area provides great opportunities for leisure, including Kingsknowe Golf Course, Craiglockhart Sports Centre and Greens Health Club. Schooling for all ages is well served, adding to the area's family appeal.

Redhall benefits from strong transport links, with frequent bus services into the city centre and swift access to the city bypass for routes to major motorways and Edinburgh Airport.

With its good amenities, excellent connectivity and relaxed residential setting, Redhall remains a consistently attractive choice for buyers.

Council Tax and EPC

It is in Council Tax band A and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £180,000 and a link to the Home Report is available from the ESPC website.

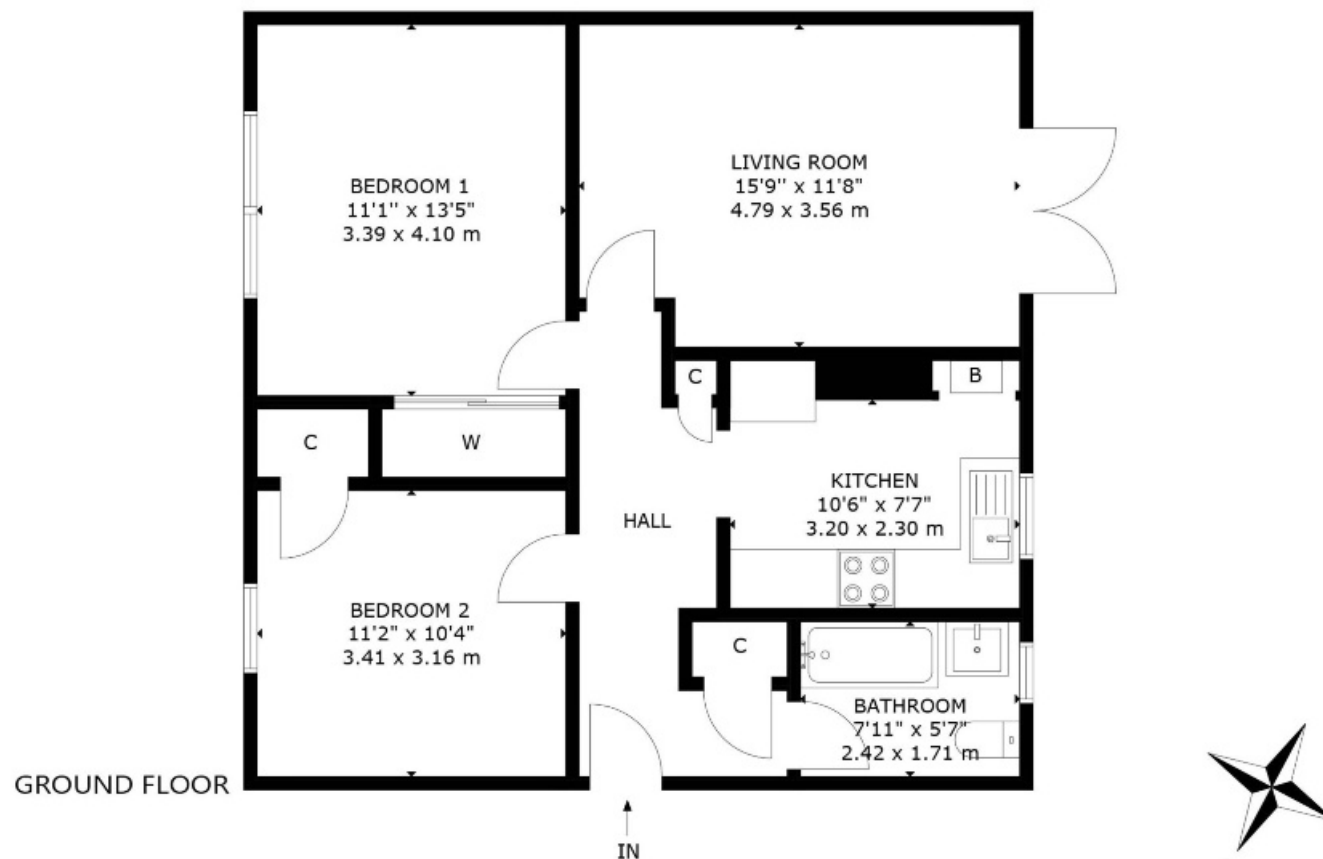
Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

All carpets, curtains, fridge, cooker and washing machine to be included in the sale.





GROUND FLOOR

30-1 REDHALL GARDENS, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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