



Offers Over
£265,000

73 Redhall Road

Redhall | Edinburgh | EH14 2HN

This bright and generously proportioned semi-detached villa with private gardens, driveway and single garage is quietly positioned within a sought after residential district of the city, close to excellent amenities and transport links.

- 3 Bedrooms
- 1 Public room
- 1 Shower room
- Private Gardens
- Driveway & Garage
- EPC Rating – D
- Council Tax Band - D



Description

Enjoying excellent natural light throughout and benefits from a predominantly south-facing rear garden incorporating off-street parking and access to the garage. The property, which has been well maintained throughout, would now benefit from modernisation/upgrading and offers fantastic potential to create a bespoke home, ideally suiting the professionals or families alike. Accessed via a side entrance into the welcoming hallway with understair storage cupboard and door leading to the large reception room. Dividing naturally into lounge and dining area, this large reception room has ample space for free standing furniture with window to front and feature fireplace incorporating the gas fire. The sizeable kitchen is located off the dining area, fitted with a range of wall and base units incorporating the gas cooker and additional white goods. There is a window to side and a glazed door to rear providing direct access to the rear garden. From the hallway, there is a carpeted staircase leading to the upper floor with storage facilities and leads to all three good sized bedrooms and shower room. The principal bedroom is front facing and is fitted with large built-in wardrobes. Double bedroom 2, is south facing with a door leading to the private balcony and bedroom 3 which has built-in storage is also rear facing enjoying good natural light. Lastly the modern shower room is extensively tiled and fitted with a three piece white suite including a walk-in shower enclosure with electric shower, WC and wash hand basin set in vanity unit with useful storage. Further benefits include a large loft, gas central heating, double glazing and cavity wall insulation.



Extras

All the fitted floor coverings, light fittings, blinds and curtains are included in the sale together with the gas cooker, washing machine, fridge freezer and microwave.

Gardens and driveway

There is a private garden located to the front with lawn and hedge border with pathway to the side leading to the entrance. Located to the rear is a south-facing rear garden, laid with lawn with paved patio, driveway and single garage with power and light.

Viewing

By appointment with Neilsons on 0131 625 2222.



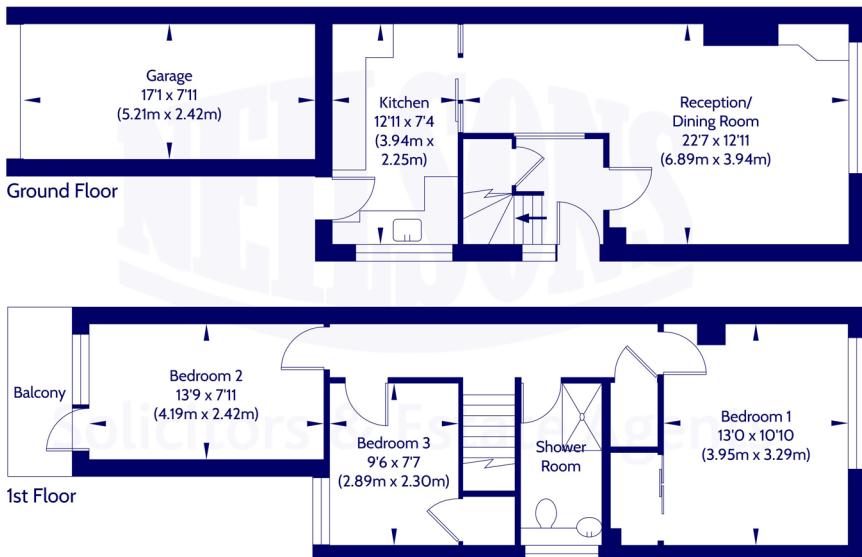


Location

Redhall Road 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 84 Sq M / 904 Sq Ft.



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.



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