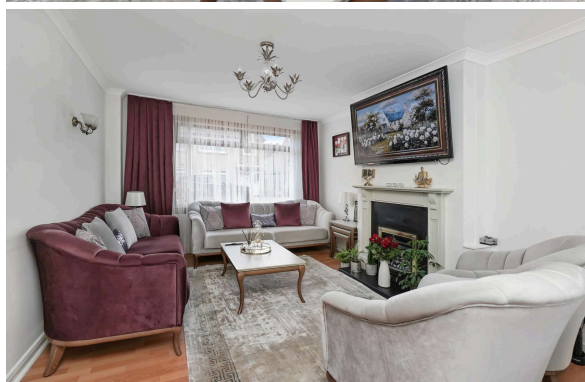




17 Redhall Crescent
REDHALL | EDINBURGH | EH14 2HU


warners
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Rarely available and well-presented semi-detached villa quietly positioned on a well-established residential street in a popular area, close to a good range of local amenities and excellent road links. This beautifully presented home has been modernised to a high standard and offers comfortable, and light filled living space with many pleasing features and comes with the added attraction of a beautifully enclosed rear garden, garage and front driveway.

The property comprises an entrance hall with storage, a fully fitted kitchen with washing machine, electric hob, oven and fan, fridge/freezer, pantry, dishwasher and has access outside, the dining/living room is well sized and benefits from a gas fire and fireplace.

Upstairs there are three well-proportioned bedrooms with built in storage and completing the accommodation there is a shower room with walk in shower and a heated towel rail. The property also benefits from a floored attic and a garden with patio and lawn.

- Hallway with under-stair storage
- Large Dining/Living room
- Stylishly appointed kitchen with access to rear garden
- Three well-proportioned bedrooms
- Contemporary shower room
- Attic storage
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway and garage

Energy Rating C, Council Tax D

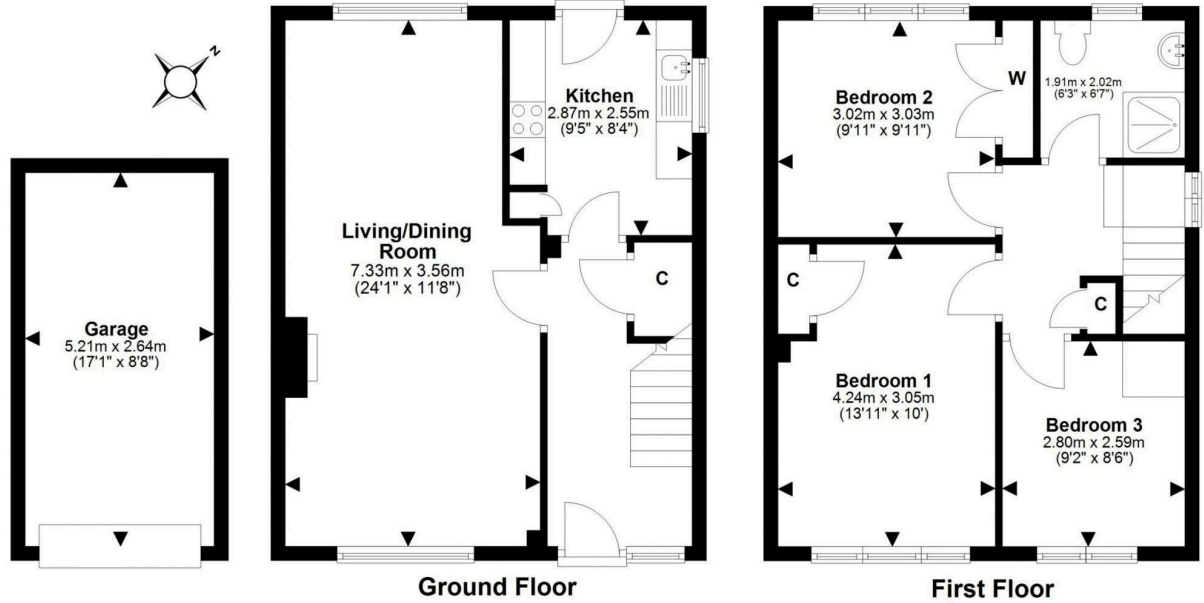
All fixtures, fittings, integrated appliances and the paintings in the hallway are included.

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



The property is 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.





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.