



CLANCYS

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# 145-5, Redhall Drive,

Edinburgh, EH14 2DS



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3



1



EPC

C



FREEHOLD

## Description

A super opportunity to acquire this well presented 3-bedroom second floor flat situated in Redhall Drive which is to the west of Edinburgh's City Centre. The property is ideally located for access to a broad range of local amenities. The property is presented to the market in good order throughout and offers stunning views over Edinburgh, Pentland Hills and Fife. The accommodation briefly comprises an entrance hall, living room, fitted kitchen, 3 bedrooms and a good-sized family sized bathroom. The property further benefits from gas central heating, double glazing, good storage facilities, a large private garden, external store and on street parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

## Location

Redhall is a well-regarded residential area situated approximately three miles west of Edinburgh City Centre. Shopping facilities nearby include a Sainsbury's at Inglis Green road, an ASDA supermarket a short drive away at Chesser as well as Edinburgh West Retail Park, which has Aldi and an M&S Foodhall; further shopping is available at the Gyle Shopping Centre. It is in the catchment area for Longstone Primary school and Firhill High School. Leisure and recreational facilities nearby include Kingsknowe Golf Course, Nuffield Health Club and Craiglockhart Sports Club. Pleasant walks may be taken at Colinton Dell, Water of Leith and the Union Canal with its cycle path to the city centre. Kingsknowe railway station provides access to both Edinburgh and Glasgow City Centres.

## Extras

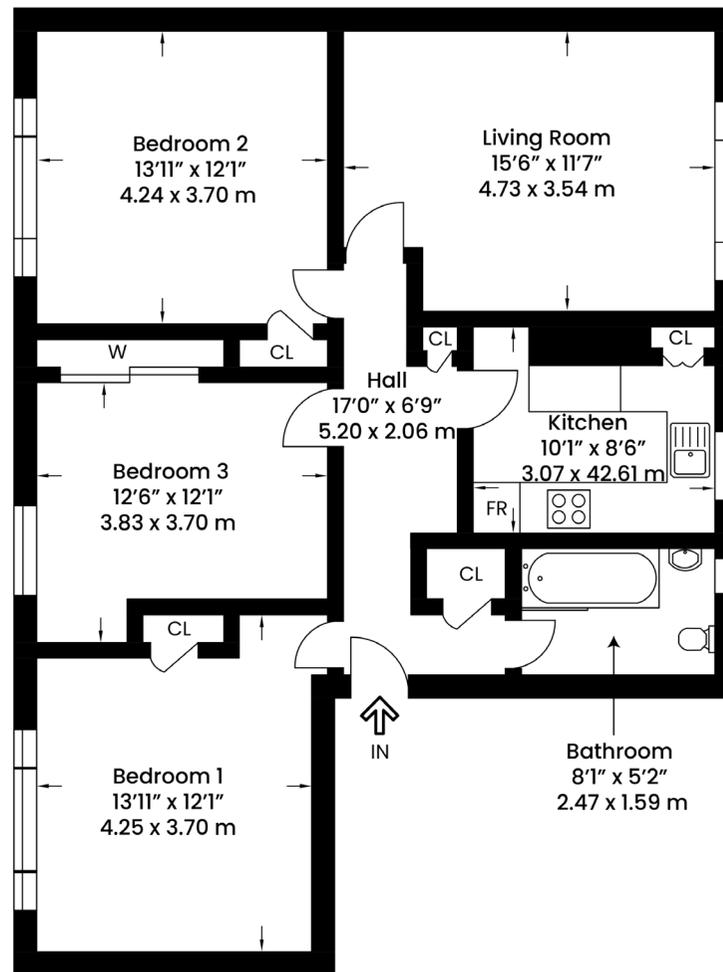
All fitted floor coverings and kitchen appliances.

## Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Large private garden
- On-street parking
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026

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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

