










Offers Over  
**£250,000**

## 20 Redhall Grove

Redhall | Edinburgh | EH14 2DU

Located within the popular Redhall area, this attractive two-bedroom semi-detached home offers well presented accommodation complemented by private gardens and on-street parking. The property enjoys a peaceful residential setting whilst remaining close to local amenities, transport links and green spaces, and is sure to appeal to a wide variety of buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Laid out over two levels, downstairs briefly comprises welcoming entrance hallway with useful under stair storage, dual aspect reception/dining room with electric fireplace, and fitted kitchen with a range of wall and base units with co-ordinated worktops, and a door leading to the rear garden. Moving upstairs there are two well proportioned double bedrooms with good built in storage, and fully tiled contemporary shower room with a white suite. The property further benefits from gas central heating, double glazing and insulated attic.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

## Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking, patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds laid to patio with path leading to the front door. For the car user there is ample on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





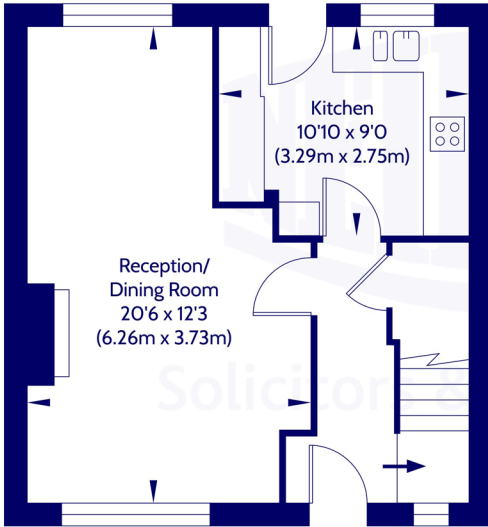
## Location

Redhall Grove 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, and Longstone Primary School and Redhall School are on the doorstep. 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.

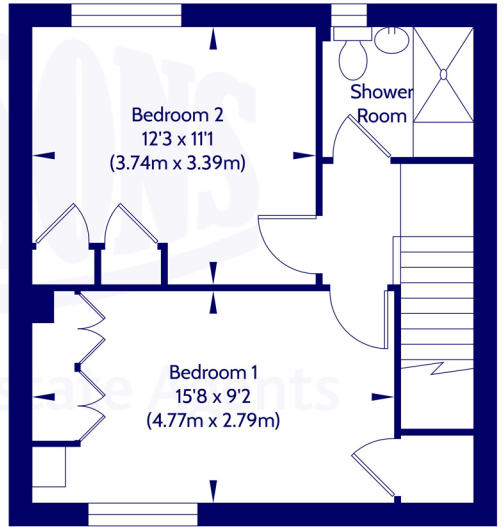


Approx. Gross Internal Floor Area 72 Sq M / 782 Sq Ft.

## Ground Floor



## 1st 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.



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