



Solicitors & Estate Agents










Offers Over

£185,000

14/6 Redhall Place

Redhall | Edinburgh | EH14 2DL

An excellent opportunity has arisen to purchase this second/top floor flat, located in the popular district of Redhall to the west of the City Centre. Close to local amenities and transport links, the property offers well proportioned accommodation and has the added benefit of a private garden, so is sure to appeal to first time buyers, professionals and investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage, light and airy reception/dining room with feature fireplace and lovely open views, stylish modern fitted kitchen with appliances, two well proportioned double bedrooms with mirrored fitted wardrobes, good sized third bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and excellent storage facilities.



Extras

All fitted floor coverings will be included in the sale together with the cooker, integrated dishwasher and washer/dryer.

Gardens & Parking

To the rear of the property there is a private garden mainly laid to lawn, and patio area with external storage. For the car user there is on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

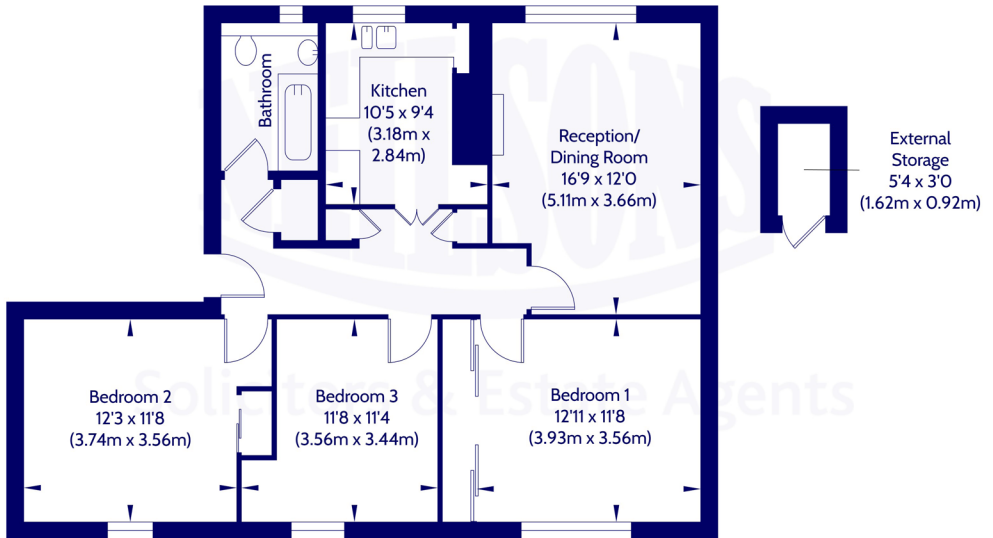
Redhall Place is well positioned within a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. An Asda supermarket in nearby Chesser is only a short drive away. Leisure and recreational pursuits in the area include Redhall 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, Glasgow and surrounding areas, and the City of Edinburgh Bypass is on hand linking the main motorway network system.





Approx. Gross Internal Floor Area 86 Sq M / 924 Sq Ft.

2nd 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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