



Offers Over

£190,000

23 Redhall Road

Redhall | Edinburgh | EH14 2HW

This impressive, beautifully presented main door upper villa benefits from a delightful, south-facing private rear garden with direct access to the allocated parking space. Quietly positioned within a sought after location close to excellent amenities, superb transport links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this lovely, generously proportioned and light-filled home shall undoubtedly appeal to a wide variety of buyers seeking a stylish home in an excellent location and merits internal viewing to be fully appreciated. Entered via a vestibule with carpeted staircase leading to the upper hall which in turn provides access to all rooms. Located to the front is an attractive and spacious reception/dining room with large window providing lots of natural light. The modern kitchen with window to rear, is fitted with a range of wall and base units, complementary worktops incorporating the built-in gas hob, electric oven, hood and integrated fridge freezer (installed 2025). There are two good sized double bedrooms, both benefiting from built-in storage and the stylish, extensively tiled bathroom comprises of a white three piece suite with dual Rainfall shower over bath. Further benefits include a part floored attic providing additional storage provisions together with double glazing and a gas central heating system with recently installed combi boiler (Nov 2025).



Extras

All the fitted floor coverings and light fittings will be included in the sale together with the built-in hob/oven/hood and integrated fridge freezer.

Gardens and allocated parking space

There is a delightful, fully enclosed south-facing rear garden with lawn, corner planter and sunny paved patio with garden shed included in the sale. A handy side gate leads directly to the allocated parking space. Additional unrestricted parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





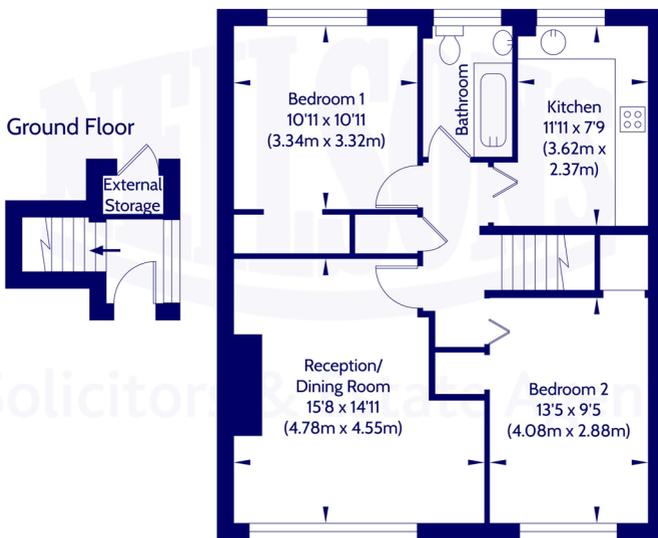
Location

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 70 Sq M / 746 Sq Ft.

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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