

11 Redhall Crescent

LONGSTONE, EDINBURGH, EH14 2HU



*GENEROUS FOUR-BEDROOM
SEMI-DETACHED HOUSE*



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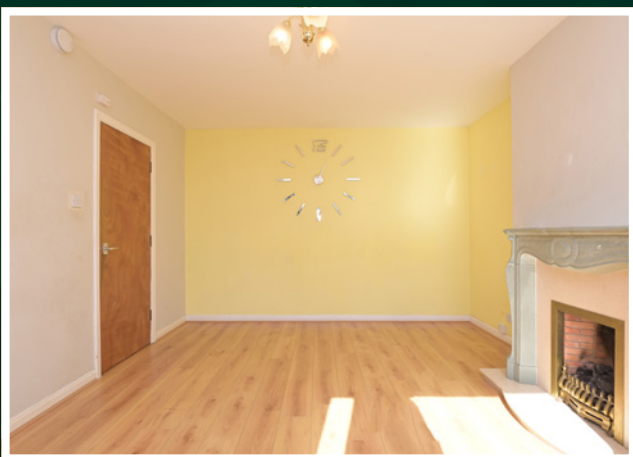
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McEwan Fraser is delighted to present this generous four-bedroom semi-detached house to the market. The property is presented in good condition and boasts flexible living space over three floors. Further benefits include gas central heating, double glazing, and a large conservatory.

The ground floor accommodation is focused on a bright and spacious living room that enjoys



contemporary décor and laminate flooring. The proportions give plenty of space for different furniture arrangements and a new owner will have plenty of scope to create their ideal entertaining space. The kitchen runs the full width of the house and has patio doors opening into a large conservatory that has central heating. The kitchen itself has a range of base and wall-mounted units arranged around free-standing appliances.





Climbing the stairs, the first-floor landing gives access to two double bedrooms, a shower room, and a separate WC. Bedroom one large front-facing double with integrated storage and laminate flooring. There is plenty of space for a full suite of bedroom furniture. Bedroom two is a further double with an integrated wardrobe. The shower room is tiled and includes a large shower cubicle with a power shower and a white suite. The separate WC. is in the gap under the stairs.





Bedroom 2







The top floor includes two further large bedrooms that have integrated cupboards.



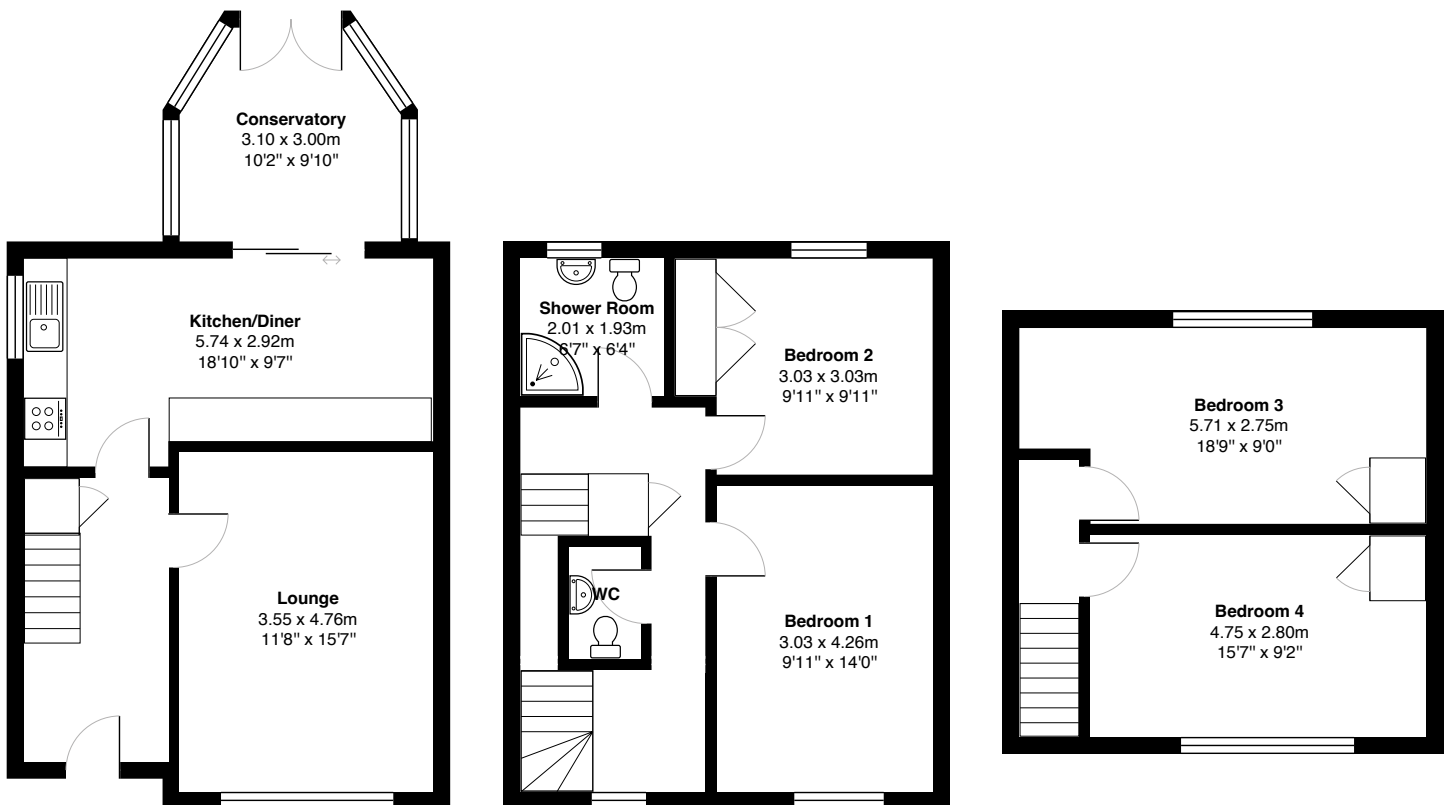


Bedroom 4





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Gross internal floor area (m²): 121m²

EPC Rating: C

Floor Plan



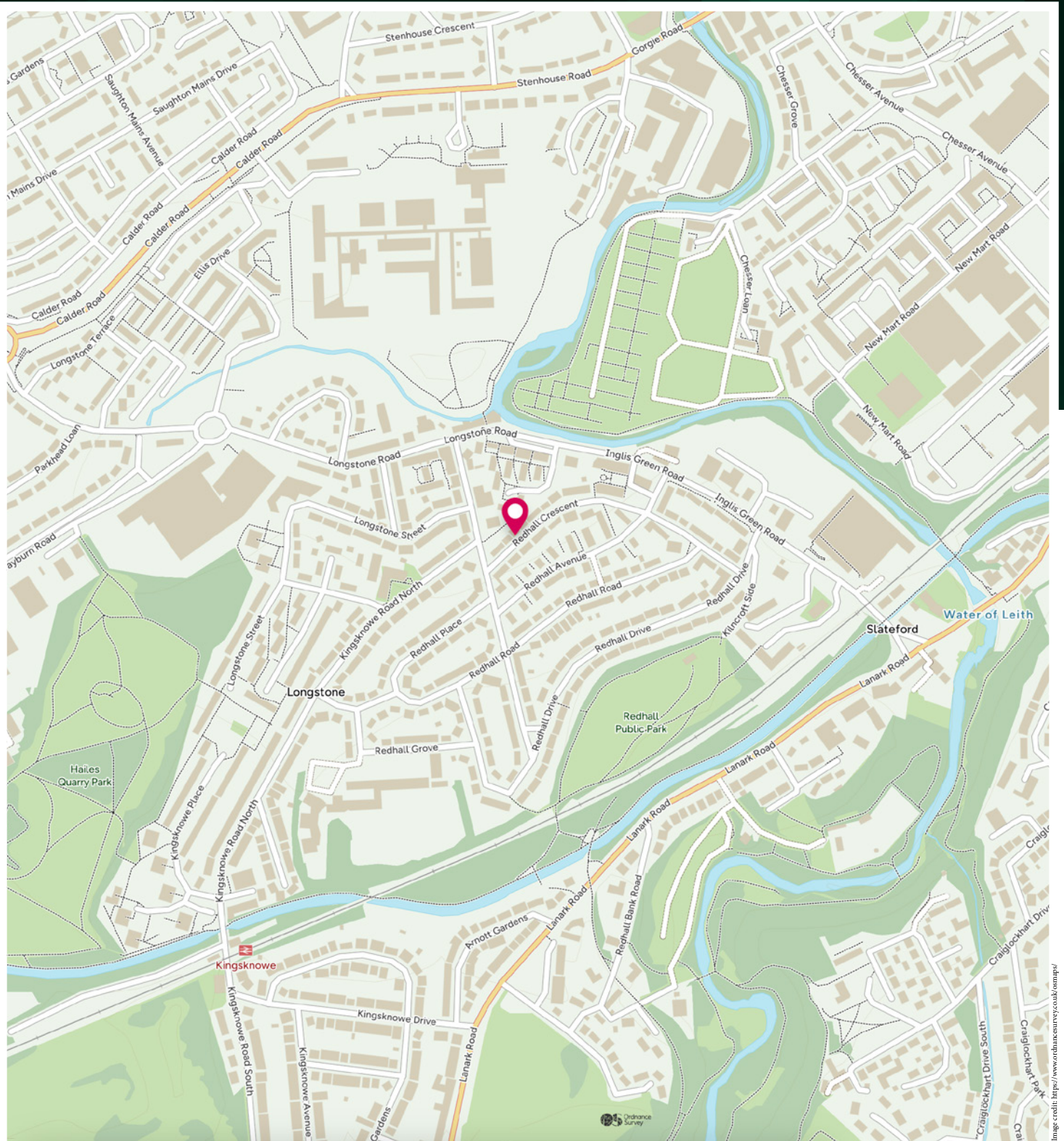
Externally the property has a private front garden sitting behind a mature privet hedge that creates a wonderful degree of privacy. The rear garden has a large patio and a mature lawn. A driveway to the side of the house does allow a vehicle to be parked securely to the rear of the house.





Longstone is a popular residential suburb of Edinburgh. Local shops cater to day-to-day requirements and there is a Sainsbury Superstore on Inglis Green Road. The Gyle Centre which offers an extensive range of high street names, including Next and Marks and Spencer, is a short drive away. Good schooling at all levels can be found locally. The property is also convenient for those connected to Napier University's campuses at Sighthill and Craiglockhart and Edinburgh College at Sighthill. Leisure pursuits include Kingsknowe Golf Course, Craiglockhart Sports Centre, and Greens Health Club. A regular bus service operates to the city centre and trains are available from Slateford Railway Station. Edinburgh City Bypass is nearby giving swift and easy access to major motorway networks and Edinburgh International Airport.

The Location



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