




McEwan Fraser Legal

Solicitors & Estate Agents

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72/1 Redhall Crescent

EDINBURGH, EH14 2HD

Redhall Crescent is situated approximately four miles southwest of the City Centre and is ideally placed for local shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you into the City Centre and beyond. Local shopping is within walking distance. Further facilities can be found at Chesser where there is a 24 hour Asda, Nuffield Health Club and the Corn Exchange. The Gyle Shopping Centre with its principal outlets can be easily accessed by car or by public transport.

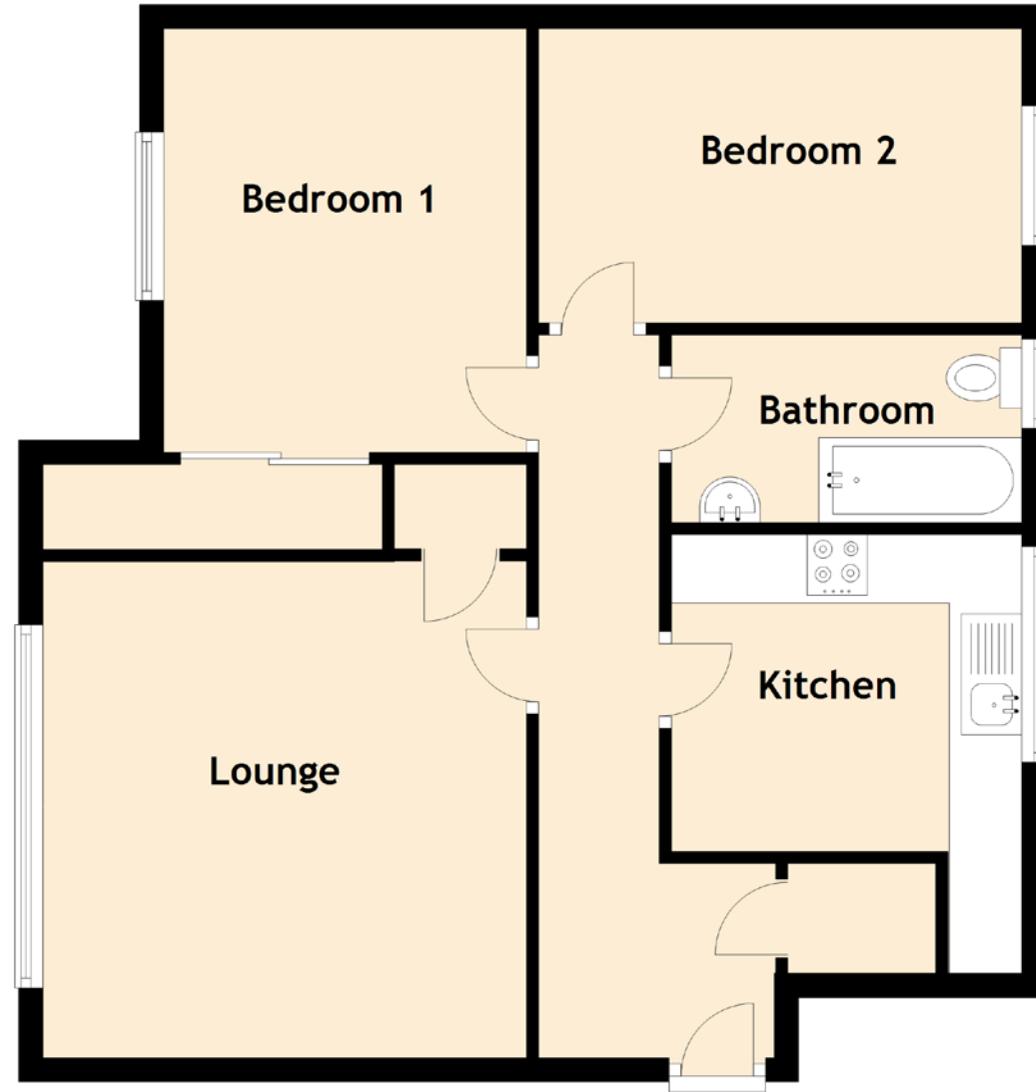
Local state and private schools are within walking distance, as well as both Napier University Sighthill Campus and Stevenson College. There are also many recreational facilities such as Kingsknowe Golf Course, local bowling clubs along with many delightful walks along the Colinton Dell and Water of Leith.



A superb opportunity to acquire this well-presented ground floor flat situated in Redhall Crescent which is to the west of Edinburgh's City Centre. The property is ideally located for access to a broad range of local amenities.

This two bedroom ground floor flat is well presented and would make an excellent home all year round. The property benefits from double glazing and gas central heating throughout. The accommodation is accessed via the communal stair. The property briefly comprises lounge which has large windows allowing an abundance of light to flood in. The kitchen comes complete with an oven and hob. There are two spacious double bedrooms, both of which can accommodate various furniture arrangements. Finally, a fully tiled bathroom which has a shower overhead and is fitted with a white three piece suite. This completes the accommodation on offer. Externally there is unrestricted residents parking along with a private resident's carpark. The property also has a private lot which could potentially accommodate a garage should the future owner wish to have one constructed.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.62m (8'7")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 2.43m (8')
Bathroom	2.90m (9'6") x 1.55m (5'1")

Gross internal floor area (m²): 63m²
EPC Rating: D

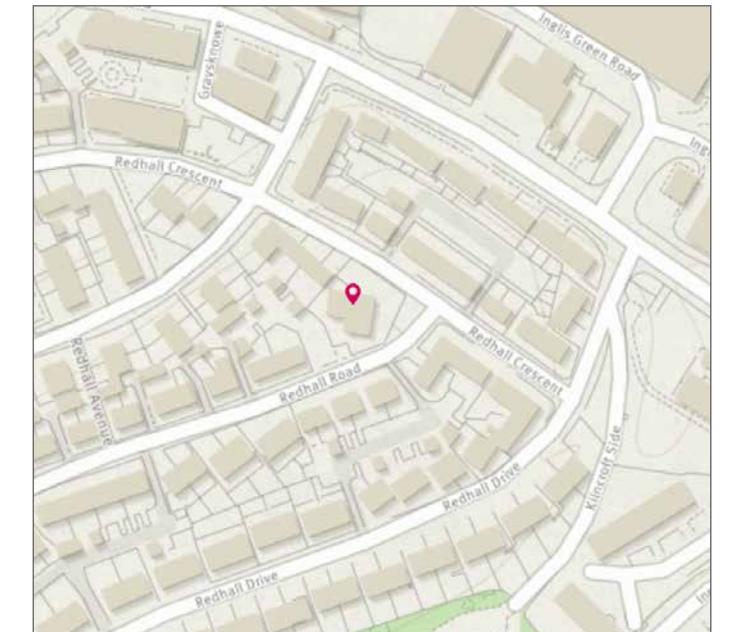


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