

2 Redhall Grove

REDHALL, EDINBURGH, EH14 2DU



*Spacious three bedroom semi-detached house
in Edinburgh's city suburb of Redhall*



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McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in Edinburgh's city suburb of Redhall.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is flooded by natural light through the big front windows.
- Fully equipped modernised kitchen with access to the private rear garden. The kitchen is fitted with integrated and freestanding appliances.

THE KITCHEN





- The home is fitted with one spacious bathroom which is in good condition and is fitted with a three-piece white suite.
- There are three well-proportioned bedrooms two of which are large doubles and the third is a smaller bedroom but still a very functional bedroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

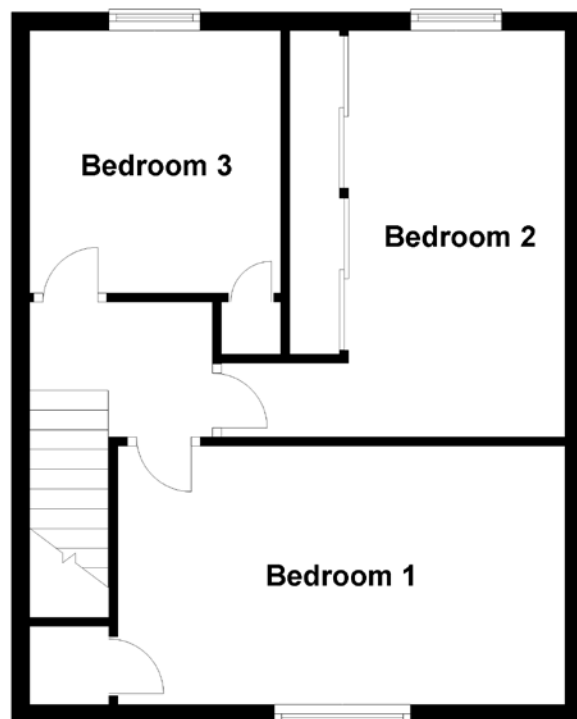
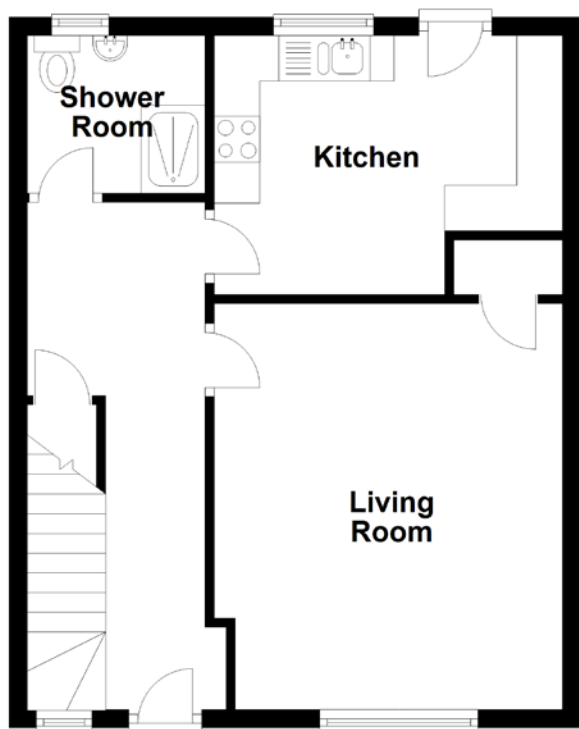


In addition, the property includes free on-street parking, large front and back gardens and has been well cared for. Early viewing is recommended as the property is expected to be of particular interest.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



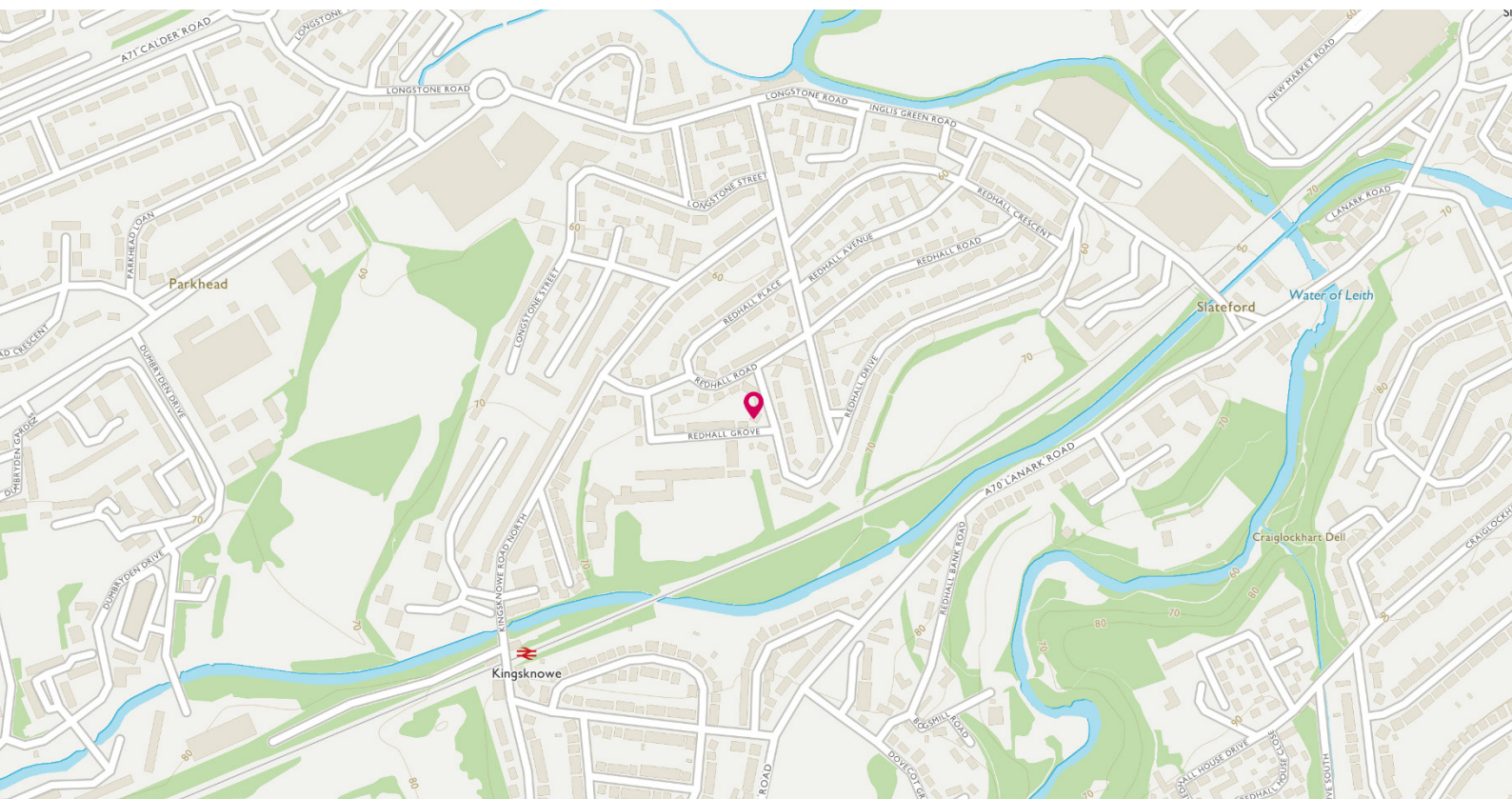
Approximate Dimensions (Taken from the widest point)

Living Room	4.45m (14'7") x 3.82m (12'6")
Kitchen	3.82m (12'6") x 2.84m (9'4")
Bedroom 1	4.87m (16') x 2.87m (9'5")
Bedroom 2	4.46m (14'7") x 3.77m (12'4")

Bedroom 3	2.88m (9'5") x 2.75m (9')
Shower Room	1.95m (6'5") x 1.73m (5'8")

Gross internal floor area (m²): 87m²

EPC Rating: C



THE LOCATION

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.



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