

# 4/8 Inglis Green Gait

EDINBURGH, EH14 2LG



*Spacious Two-Bedroom Top-Floor  
Flat In Edinburgh's Redhall Area*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom top-floor flat to the market in Edinburgh's popular Redhall area.

# THE LIVING ROOM



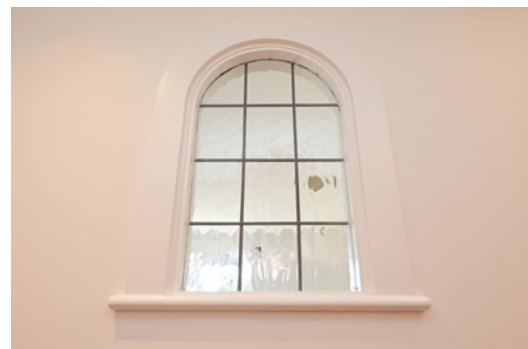
Inside, the property comprises a spacious living room with a Juliet balcony and offers various possibilities for furniture arrangements.



# THE KITCHEN



The fully equipped kitchen, which is accessed off the hallway, is fitted with an electric hob and fan oven.





The flat benefits from two double bedrooms with built-in storage, and there is one main bathroom which is generously proportioned and fitted with a shower over the bath.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2





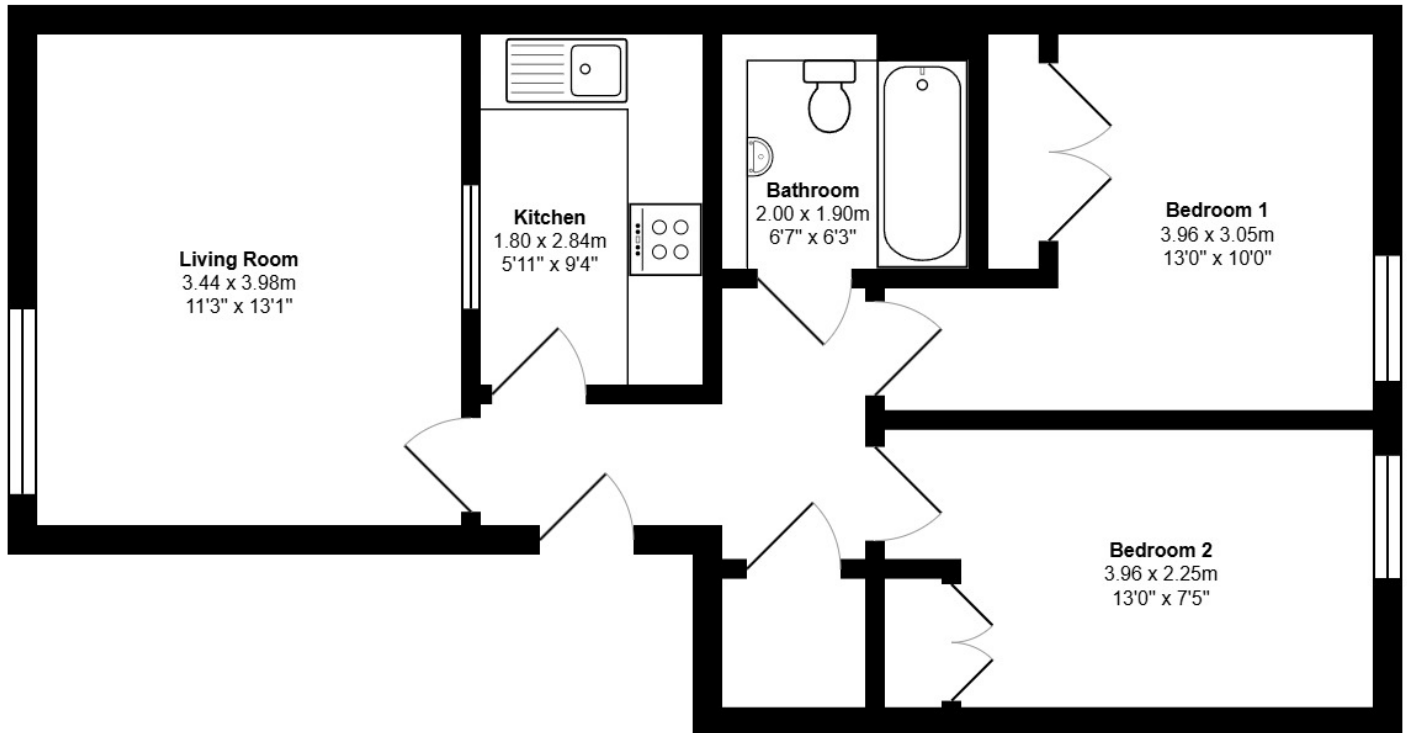
In addition, the property includes a private attic, gas combi boiler, double glazed windows, making for a warm and cost-effective home, year-round, with private residents' parking.

# EXTERNALS



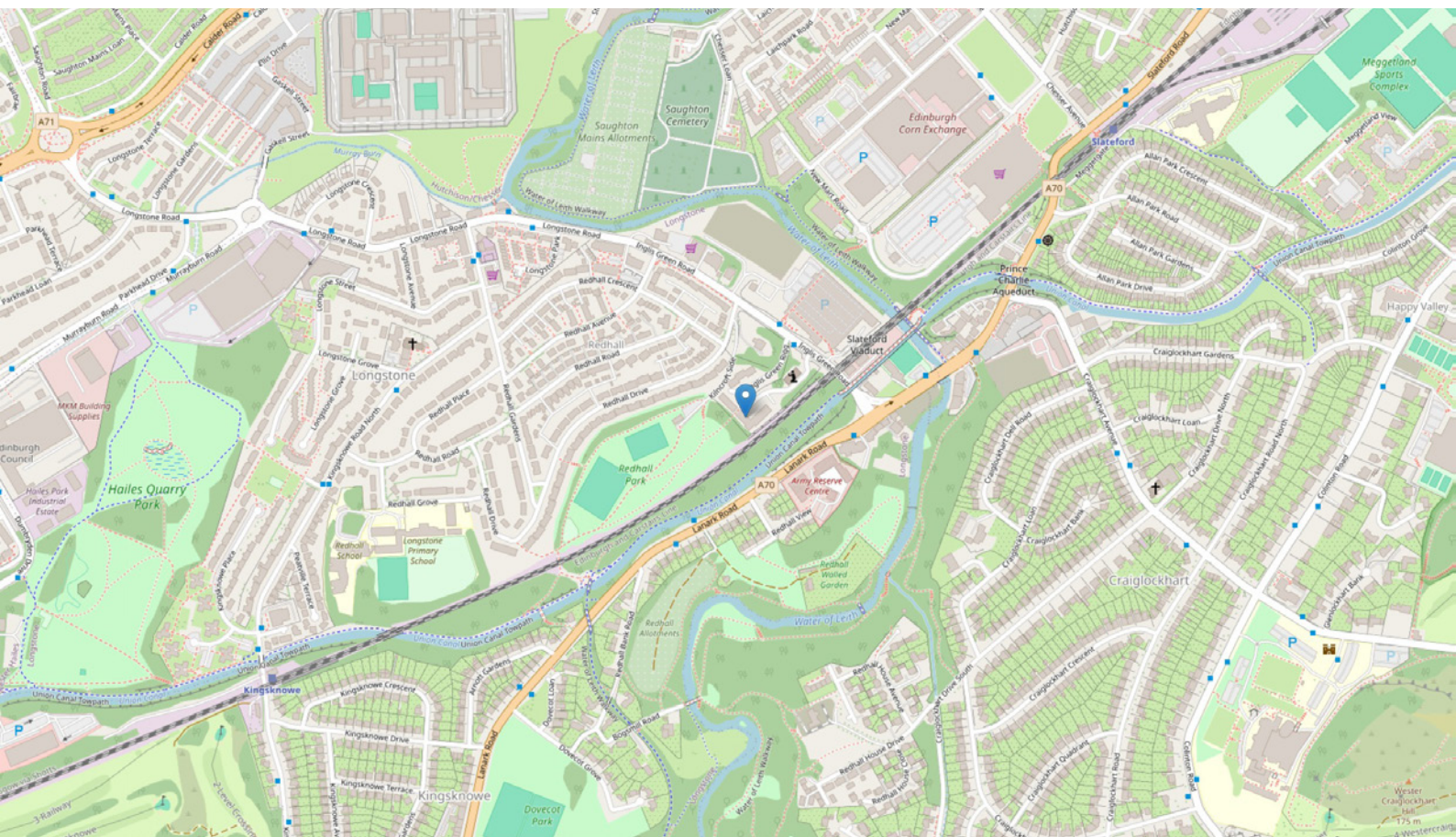


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Redhall is a quiet and well-established residential neighbourhood situated in the southwest of Edinburgh, offering a blend of suburban tranquillity and convenient access to the city centre. The area is particularly popular with families and professionals thanks to its green surroundings, good local amenities, and strong transport links. Nestled between Craiglockhart, Slateford, and Colinton, Redhall enjoys proximity to some of Edinburgh's most scenic green spaces. Redhall Park and the nearby Union Canal walkway provide peaceful routes for walking, running, or cycling, while Colinton Dell and Spylaw Park offer picturesque settings for outdoor recreation and dog walking.





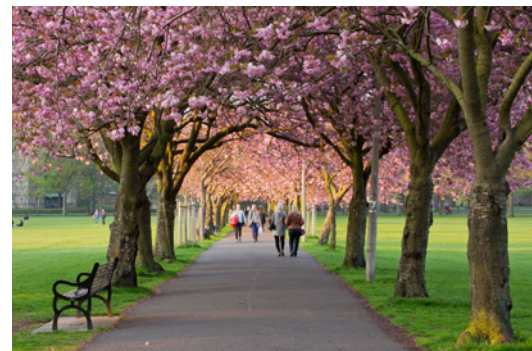


The area benefits from easy access to a variety of local amenities, including shops, supermarkets, and cafes in nearby Slateford and Longstone. Larger retail offerings such as Asda Chesser, Sainsbury's Longstone, and the Edinburgh Corn Exchange Village are also within easy reach.

Families are well-catered for with several well-regarded schools in the area, including Redhall Primary and Firrhill High School, as well as access to private education nearby. The area also offers local sports facilities and leisure centres.

Transport links are excellent, with regular bus services connecting Redhall to the city centre and surrounding areas. Slateford train station is also close by, offering direct rail services to Edinburgh Waverley and beyond. The City Bypass and A70 Lanark Road are both easily accessible, making commuting in and out of the city efficient.

Redhall offers a pleasant balance of green space, community feel, and connectivity, making it an appealing choice for those seeking a quieter lifestyle within reach of Edinburgh's vibrant heart.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.