




McEwan Fraser Legal
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145/6 Redhall Drive

EDINBURGH, EH14 2DS

THE LOCATION

Redhall Drive 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.

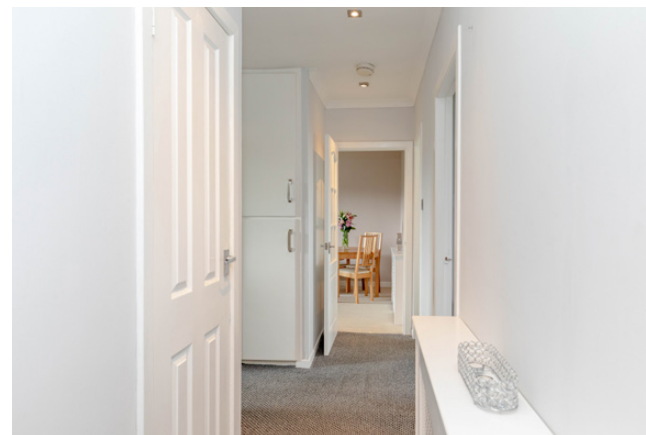


145/6 REDHALL DRIVE

Super opportunity to acquire this well presented top floor flat situated in Redhall Drive 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 top 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 an external stairwell. The property briefly comprises lounge which has large windows allowing an abundance of light to flood in. The kitchen comes complete with oven, hob, and dishwasher. There are two spacious double bedrooms, both of which boasting outstanding views of Edinburgh and beyond. Edinburgh Castle and Corstorphine hill are only the start of what can be seen. Finally, a fully tiled bathroom which has a shower overhead and is a fitted white three piece this completes the accommodation on offer. Externally there is unrestricted parking and external lock up ideal for additional storage.

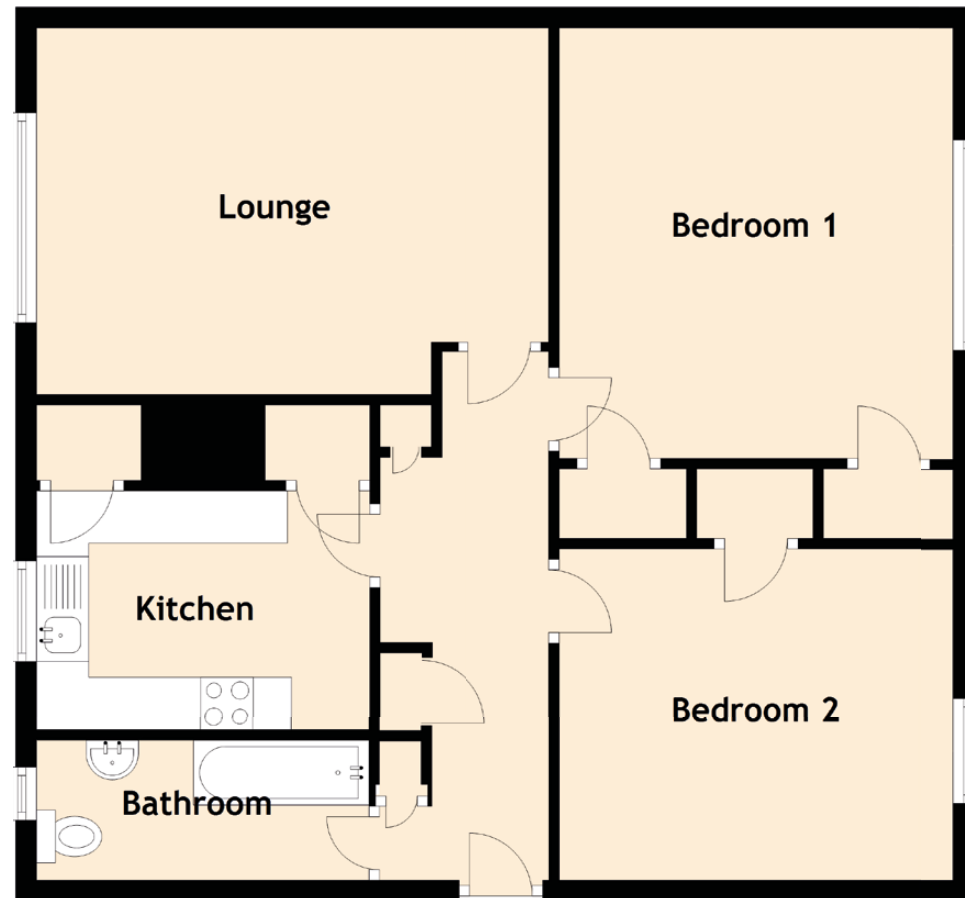
Viewing is recommended to appreciate the accommodation on offer.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.51m (11'6")
Kitchen	3.18m (10'5") x 2.28m (7'6")
Bedroom 1	4.12m (13'6") x 3.77m (12'4")
Bedroom 2	3.77m (12'4") x 3.16m (10'4")
Bathroom	2.56m (8'5") x 1.66m (5'5")

Gross internal floor area (m²): 72m² | EPC Rating: C

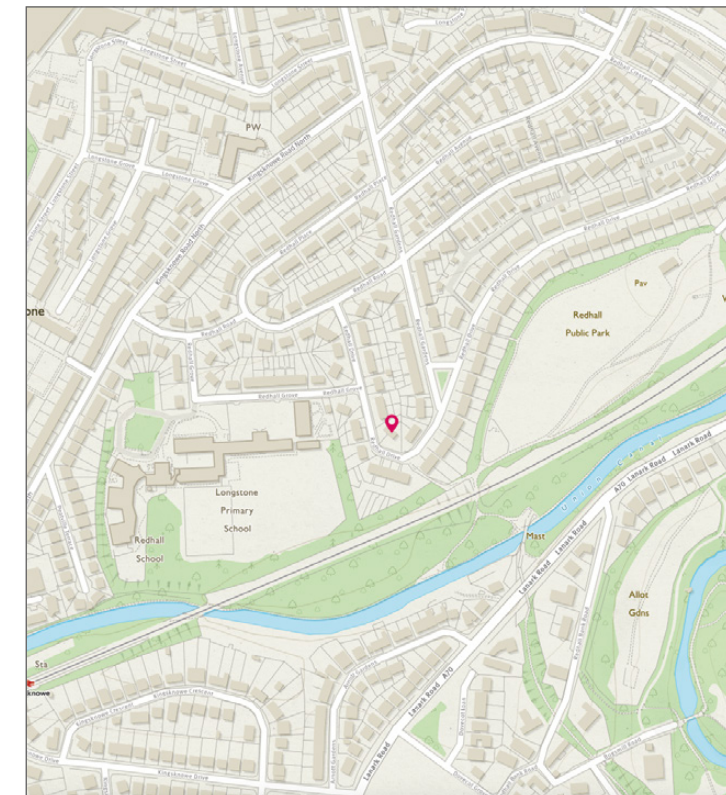


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