

# 51 Inglis Green Road

REDHALL, EDINBURGH, EH14 2EY



*THREE-BEDROOM CONVERTED END-TERRACED HOUSE ON INGLIS GREEN ROAD*



0131 524 9797

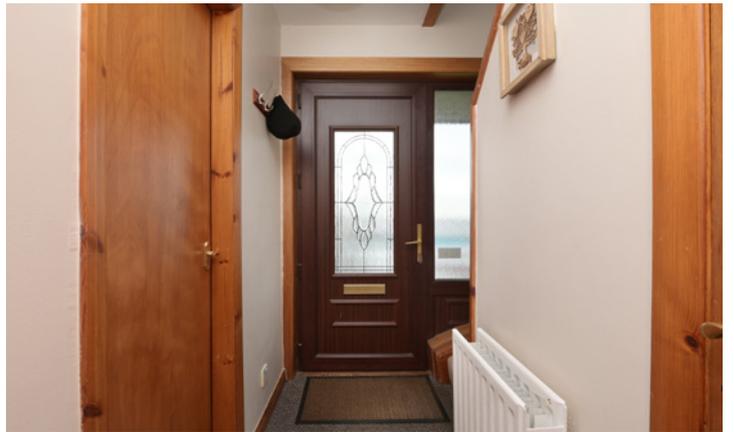


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McEwan Fraser Legal is delighted to present this three-bedroom converted end-terraced house situated on Inglis Green Road. The property has been thoughtfully extended to include an attic conversion, thereby optimising the available space, with all requisite planning and building consents duly obtained and approved. The result is a versatile and well-proportioned home, ideally suited to modern family living.

The property is presented in good decorative order throughout and benefits from a practical layout arranged over three levels, providing a clear distinction between living and sleeping accommodation. The spacious living area features front-to-back windows that afford excellent natural light throughout the day, complemented by a gas fireplace that serves as an inviting focal point.

## The Property





The fully equipped kitchen is fitted with a gas hob, double oven, extractor hood, and houses the gas combination boiler.



The accommodation comprises three bedrooms, including an impressive principal bedroom on the top floor, complete with eaves storage suitable for fitted wardrobes and potential to create an en suite shower room, subject to the requisite consents. There are two further well-proportioned bedrooms on the first floor.

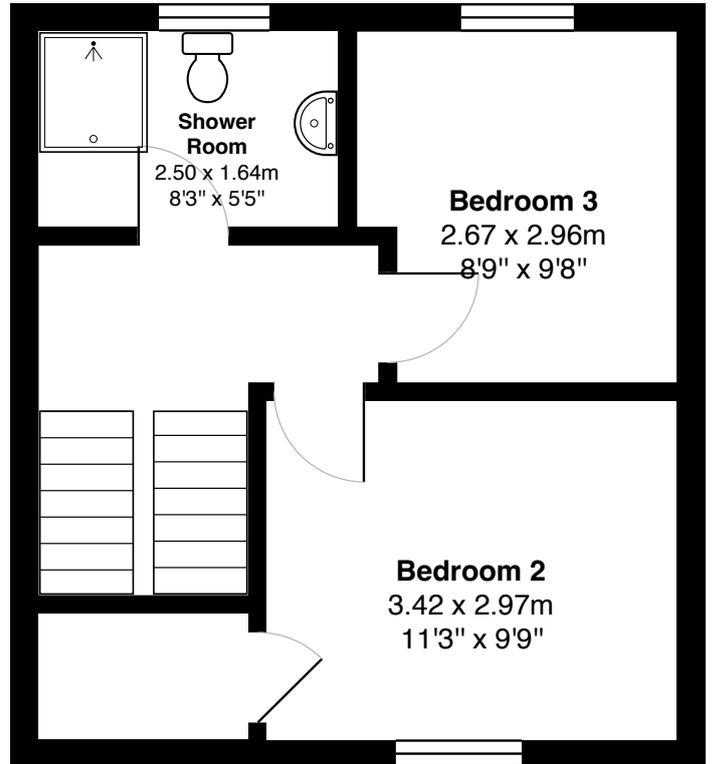
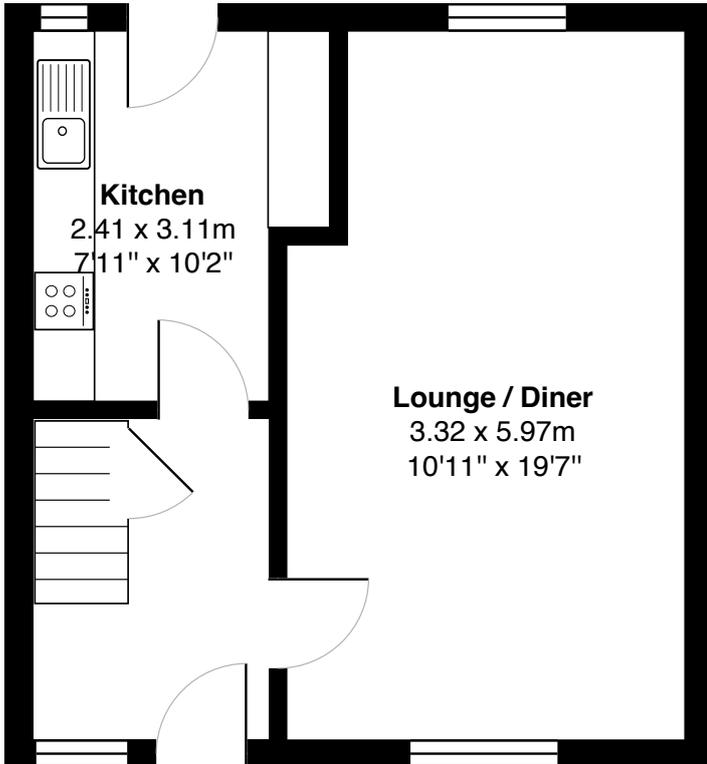
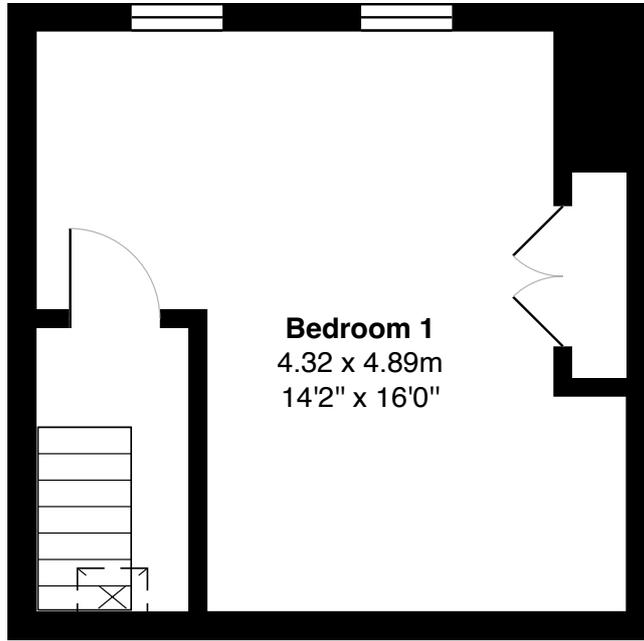






A modernised bathroom is fitted with a contemporary three-piece suite, heated towel rail, and mirror.





Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: D

Furthermore, the property benefits from its end-terrace position, maximising natural light and privacy, whilst the conversion has been designed to fully capitalise on the available footprint. This is a rare opportunity to acquire a well-configured family home in a popular residential area, offering space, versatility, and peace of mind regarding planning and building consents.





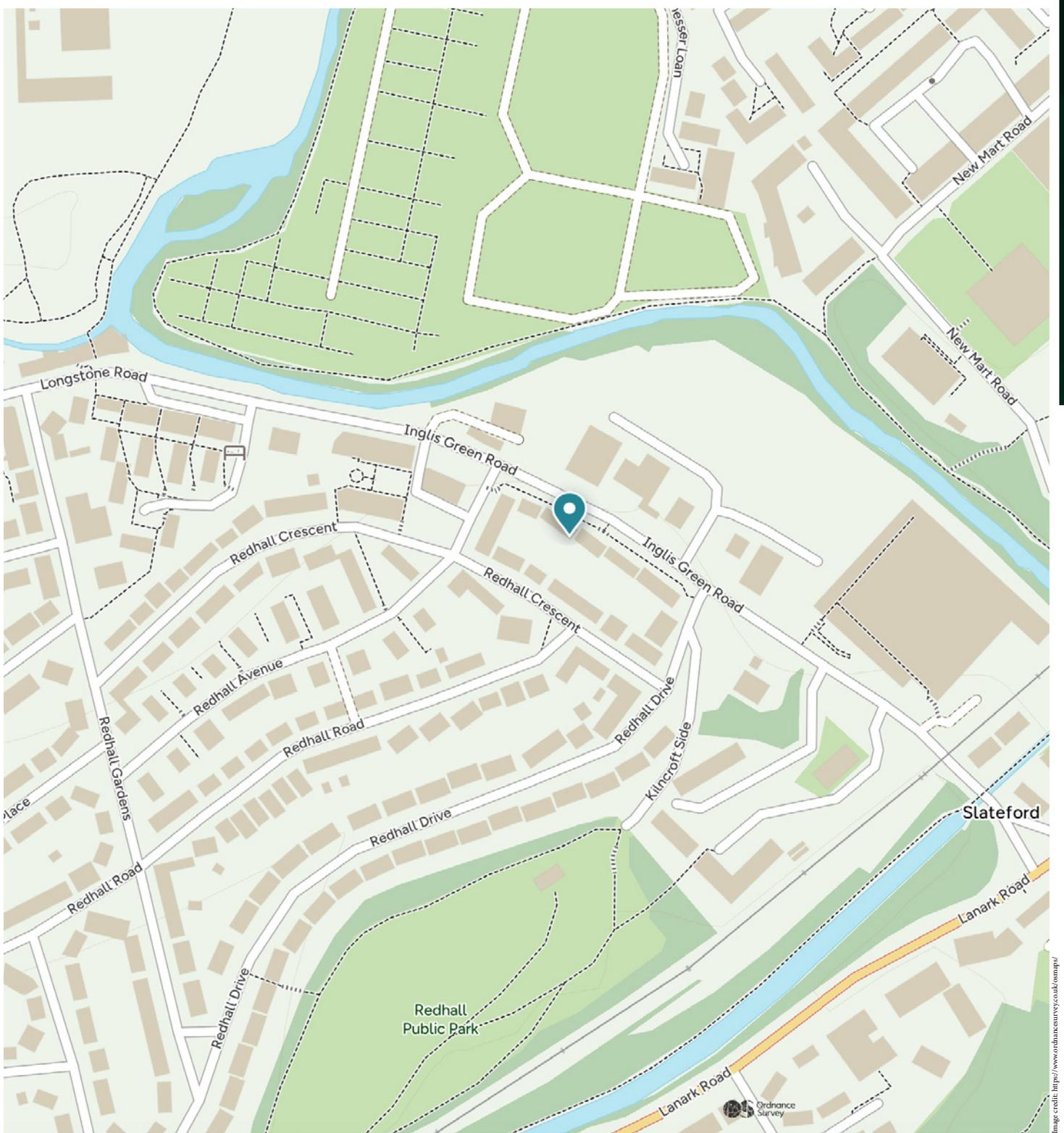
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Redhall is a well-established residential area in west Edinburgh, offering suburban tranquillity with excellent city connectivity. Popular among families and professionals, the area benefits from a strong community, green surroundings, and convenient amenities.

Transport links are outstanding, with bus stops to and from the city centre just two minutes away. The City Bypass and motorway network provide easy regional commuting, whilst Edinburgh Airport is approximately eight miles away. Edinburgh Park, the Gyle Shopping Centre, and key business hubs are all within easy reach. The location is exceptionally well-positioned for outdoor pursuits. Redhall Park is a two-minute walk away, whilst the Union Canal and Water of Leith walkway are accessible within five minutes, offering attractive routes extending to the Pentland Hills. A major supermarket is also just two minutes on foot.

Redhall is well served by local schooling at primary and secondary levels. Situated at 51 Inglis Green Road, this property combines residential tranquillity with proximity to shopping, transport, and green space, representing an ideal setting for modern family living.

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# McEwan Fraser Legal

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