



147/1 Redhall Drive
Redhall, Edinburgh, EH14 2DS

CALL US ON 0131 447 4747

147/1 Redhall Drive, Redhall, Edinburgh, EH14 2DS

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Good sized living room with feature gas fire.
- Breakfasting kitchen.
- Direct access to private rear garden
- Two good sized double bedrooms one with fitted storage.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Good sized private garden at rear.
- Shared external storage cupboard.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A ground floor flat situated in the popular Redhall district of the city perfectly positioned for a short journey to the southwest of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND: A.
TRAIN STATION: APPROXIMATELY 600 METRES TO KINGSKNOWE TRAIN STATION.
AIRPORT: APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN WALKING DISTANCE.

LOCATION

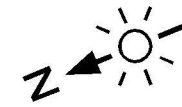
Redhall Drive is well positioned within the sought-after residential area of Redhall, within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24hour Asda's supermarket in the nearby Chesser is only a short drive away. Local schooling can be found from nursery to primary levels, with secondary education available within a neighbouring district. Leisure and recreational pursuits in the area include Redhall Public Park, linking the Water of Leith walkway and cycle path. Many golf courses can be found in the vicinity including Kingsknowe Golf Club with Craiglockhart Leisure Centre with tennis courts and Nuffield Health and Fitness centre both a short distance away. Good public transport services operate to many parts of the city, including the City Centre providing a great base for the commuter with the City of Edinburgh Bypass on hand linking the main motorway network system.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING AUTOMATIC WASHING MACHINE WITHIN THE RECEPTION HALL. THE FREESTANDING WARDROBES AND CABIN BED WILL ALSO BE INCLUDED IN THE FOR SALE PRICE ALONG WITH THE TWO GARDEN SHEDS.

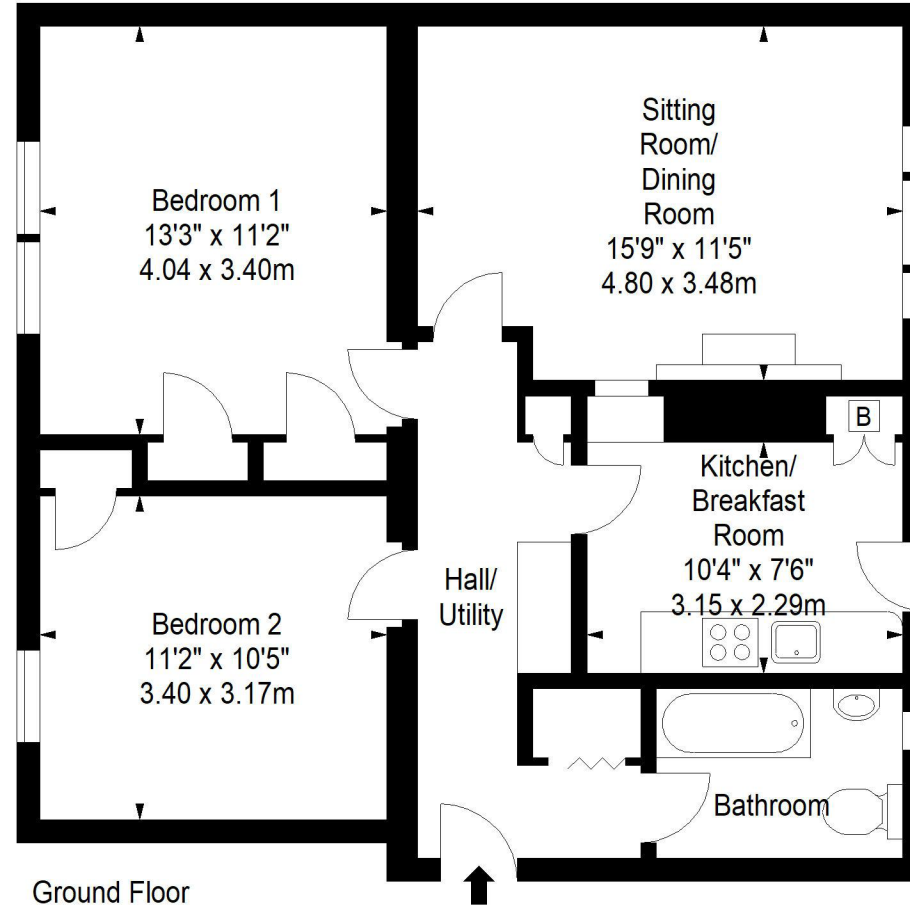
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Approx. Gross Internal Area
741 Sq Ft - 68.84 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.