





McDougall McQueen present to the market this substantial four bedroom semi-detached villa arranged over two floors with generous gardens to the front and rear along with a driveway and single garage. This well-proportioned property offers excellent modern day family living ideally located in the popular Redhall area of Edinburgh, moments from a good range of excellent local amenities, quick transport links and vast open green spaces. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with under stairs cupboard.
- Bright and spacious living/dining room with windows to the front looking over the front garden, sliding patio doors to the rear.
- Breakfasting kitchen with a range of wall and base units along with integrated oven, hob and extractor.
- Utility room with wall and base units; door to garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Staircase to upper level.
- Double bedroom rear facing with built in wardrobes.
- Front facing double bedroom with built in wardrobes.
- Further front facing bedroom with built in storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Single garage along with a driveway.
- Gardens to the front and rear with a lovely open outlook.
- Gas central heating, new boiler installed April 2022.
- Double glazing.



## Location

The property is located in the Redhall area of Edinburgh which lies to the Southwest of the city centre. The property is well positioned to take advantage of shops serving the local community including a Sainsbury's seconds away and an Asda supermarket at nearby Chesser. Further shops, banks, building societies and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach, together with the city centre itself with many shopping and recreational facilities. Schooling is well represented from nursery to senior level and an efficient public transport network is on hand which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

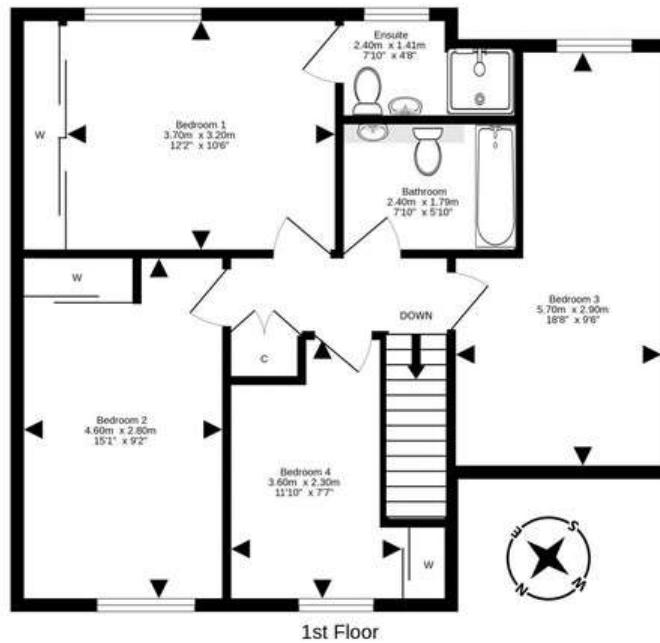
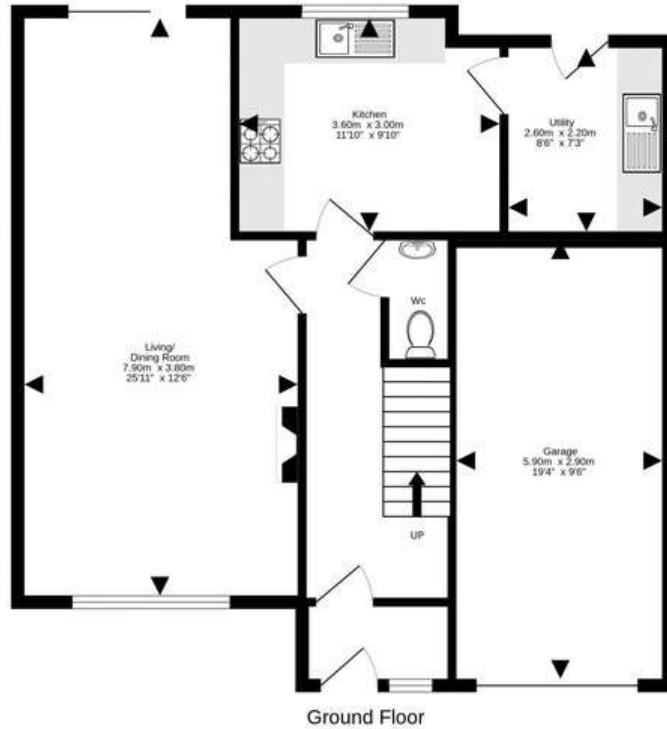
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2022



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

ēspc

**MC**  
McDougall McQueen