

**41, Flat 6 Redhall
Crescent,
Edinburgh, EH14 2HU
Offers Over £180,000**

- Large living/dining room with access private balcony
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods
- Three double bedrooms
- Bathroom fitted with three-piece suite and electric shower over the bath
- Hallway with two large storage cupboards and access to partially floored attic
- Gas central heating and double glazing
- Garden area
- Secure bin store, suitable for bike storage
- Free on-street parking



Second Floor Flat

Blair Cadell are delighted to bring to market this superb three bed flat with access to fantastic local amenities. With great links to the city centre, the property would be perfect for the first time buyer or young professional.

The accomodation comprises of an entrance hallway with two useful storage cupboards and offering access to a partially floored attic. A large living/dining room with access to a south facing private balcony that is the perfect sun trap for relaxing with friends and family. Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods which are included in the sale. There are three double bedrooms with the master featuring a wardrobe that is included in the sale. Bathroom with a three-piece suite and electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a private garden area to the rear of the property and free on-street parking is also available. *Some furniture available by separate negotiation*

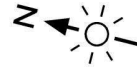
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail park & The Gyle shopping centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by with Redhall Park just a short walk away

Viewing by appointment on 0131 337 1800





Redhall Crescent,
Edinburgh,
Midlothian, EH14 2HU



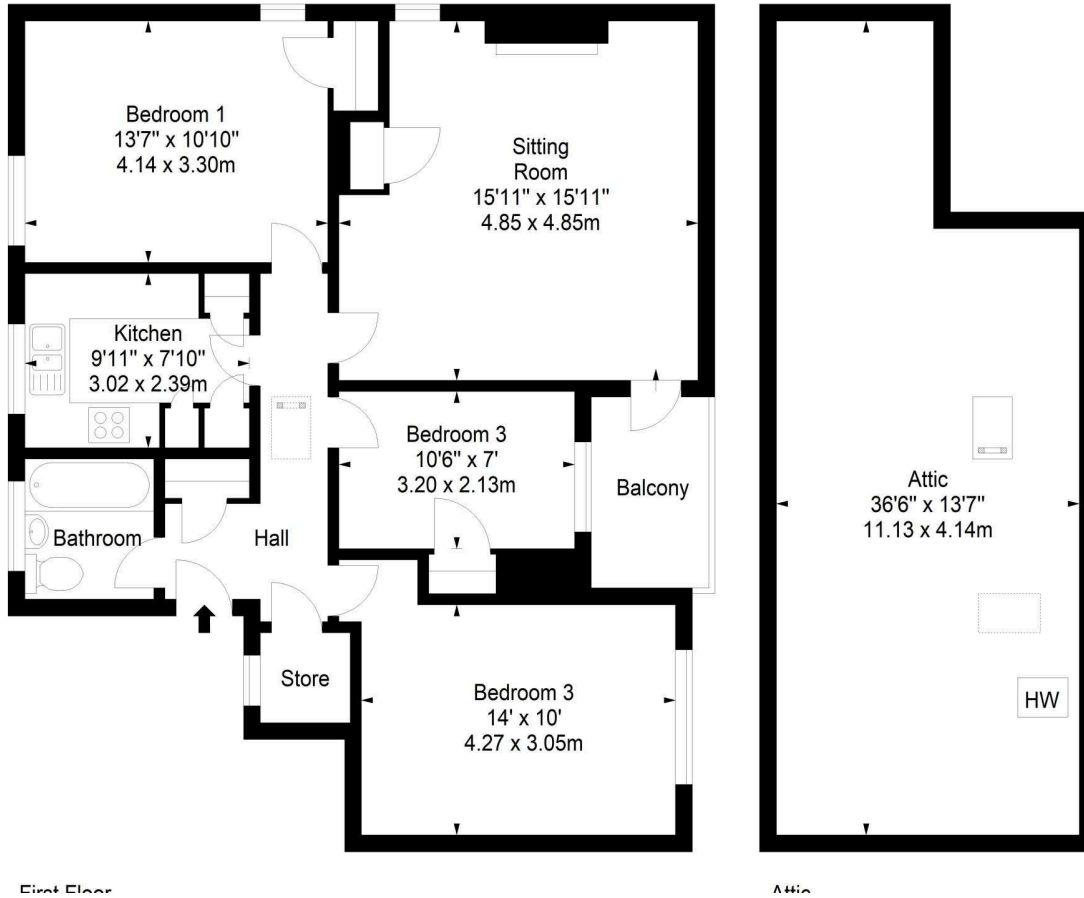
Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M

Attic

Approx. Gross Internal Area
429 Sq Ft - 39.85 Sq M

For identification only. Not to scale.

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