



24 Redman Drive,
The Jewel, Edinburgh, EH15 3RG

CALL US ON 0131 447 4747

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

- Reception hall.
- Attractive living room.
- Inner hallway with storage.
- Access to cloakroom/WC.
- Good sized dining kitchen with integrated appliances.
- French doors to rear garden.
- Upper landing with access to attic.
- Master bedroom with built in wardrobes, en-suite shower room & storage.
- Two further bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Solar panels on roof.
- Double glazing.
- Private garden to front.
- Parking space to front.
- Enclosed, well maintained garden to rear.
- Children's playpark within development.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An end terraced villa situated in a new modern development, built by Living by Robertson, in the popular Jewel district of the city perfectly positioned for access to a wide range of local amenities and an ideal commuting base with its close proximity to the Edinburgh City Bypass and motorway network. The property would make an ideal family home in a great location and is brought to the marketplace in move in condition and still under NHBC guarantee.

Factoring Note:

The communal grounds are factored by Hacking & Patterson at an approximate charge of £9 per calendar month. This covers the maintenance of all the common areas including the children's' play park within the development.

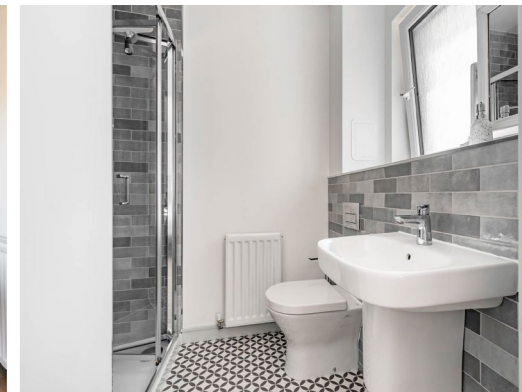
COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 0.4 MILES TO BRUNSTANE TRAIN STATION.
AIRPORT: APPROXIMATELY 17.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The property is located in the popular Jewel district situated to the East Side of Edinburgh with excellent shopping and banking facilities available nearby at Portobello and Musselburgh. In addition, you can find an Asda, which opens 24 hours, The Range and the Fort Kinnaird Retail Park, offering a large variety of High Street stores, restaurants and a cinema, all within walking distance. There is a good choice of schools available at both primary and secondary level, along with a wide and varied selection of pre-school playgroups and Universities. A regular bus service operates to and from the City Centre, which is a short distance away and to most surrounding areas. The City Bypass is within easy reach and ensures easy access to the main motorway networks. There is also a rail service at Newcraighall and Brunstane, which will give a journey time of approximately 5 minutes to Edinburgh City Centre.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE.

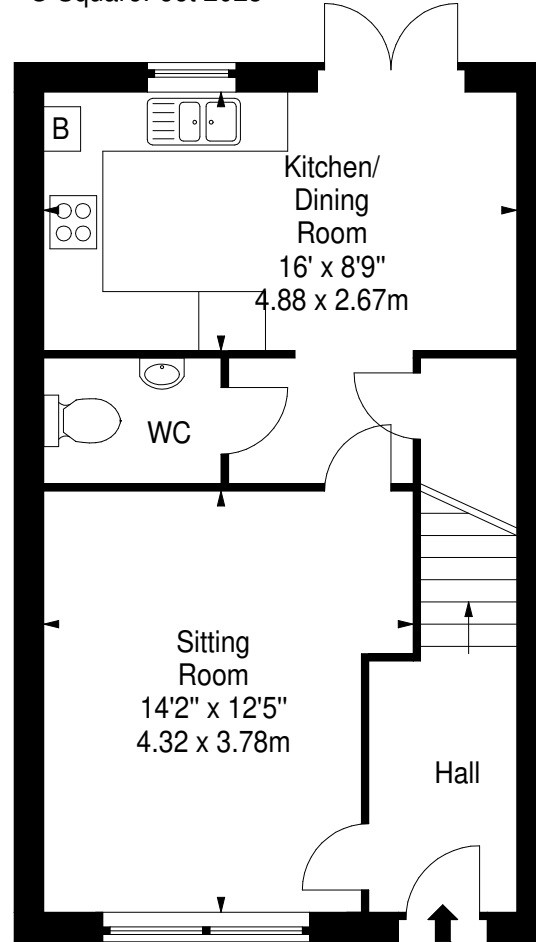




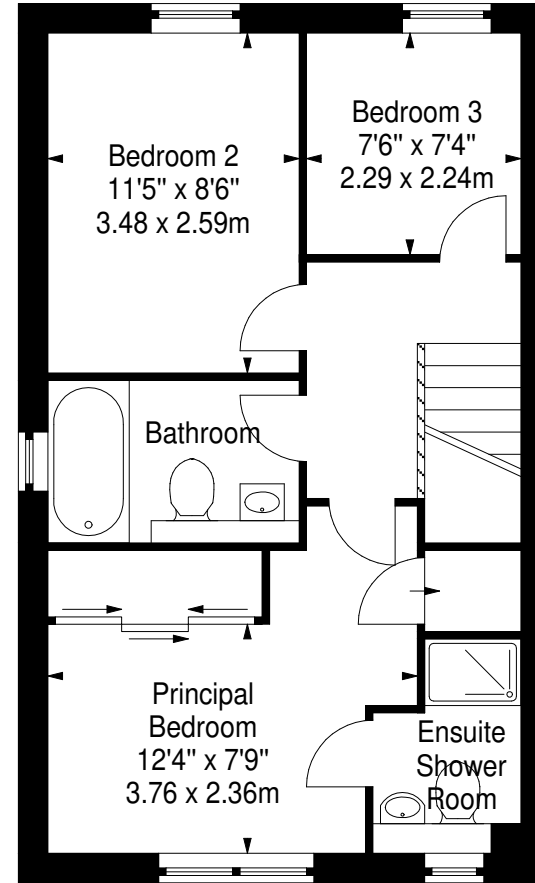
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Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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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.