










Offers Over  
**£260,000**

## 46 Redhall Crescent

Redhall | Edinburgh | EH14 2HU

A tremendous opportunity has arisen to acquire this stunning three bedroom terraced villa pleasantly positioned within a popular pocket of Redhall. Close to a superb array of amenities and transport links, the property is suited to a variety of buyers including professionals and growing families. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Parking space and on-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, having undergone a full renovation in 2020, the accommodation is presented in true turn-key condition while briefly comprising of; welcoming entrance hallway with a useful understairs storage cupboard, beautiful open-plan lounge/kitchen/diner complete with a range of integrated white goods, breakfast bar, tiling in splash areas, under-unit lighting and sliding glass doors leading to the rear garden, first floor landing with another handy cupboard and access to the attic, sizeable front-facing double bedroom with fitted wardrobes and room for different configurations, second good sized double bedroom with a rear-aspect and further fitted wardrobes, third single bedroom with an over stairs cupboard offering flexible use, and a modern partially-tiled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher, washer-dryer and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property is a well-kept private garden space with an entrance path, lawn and flower bedding. The South-facing rear garden offers a generous lawn, wooden deck allowing for garden furniture and raised planters. For the car owner, there is an allocated parking space nearby as well as unrestricted on-street parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





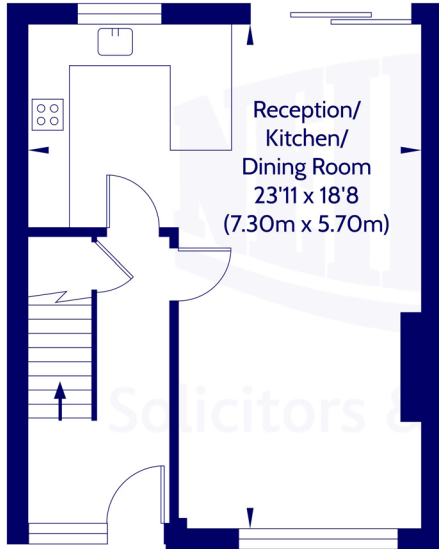
## Location

Redhall Crescent is well positioned within a sought-after residential area within easy reach of local amenities and facilities including a Scotmid store and Sainsbury's supermarket. A 24hour Asda's supermarket in nearby Chesser is only a short drive away. Local schooling can be found from nursery to primary levels, with secondary education available within a neighboring 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.

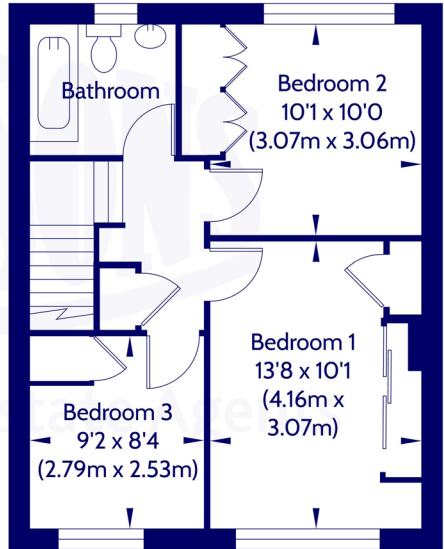




Approx. Gross Internal Floor Area 82.9 Sq M / 892 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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