



## 94 Redhall Drive, EDINBURGH, EH14 2DS

### Description

Beautifully presented two-bedroom semi-detached villa which has been finished to a high standard and would make an ideal family home. It has a large corner plot and there is plenty of scope to extend the property. It benefits from new internal facings and doors, modern kitchen and shower room, pleasantly landscaped front and rear gardens, driveway, double glazing and gas central heating.

The accommodation comprises:

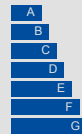
- Entrance hall with storage cupboard beneath the stairs
- Beautifully presented two-bedroom semi-detached house with a generous corner plot
- Spacious living / dining room with wood burning stove and windows to the front and rear
- Fitted kitchen with a range of base and wall mounted units, laminate worktops with inset stainless steel sink and appliances including ceramic hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Modern luxurious shower room fully lined with multi panel for low maintenance and fitted with a large shower enclosure with rainfall shower, fitted furniture with WC and wash basin and LED mirror with demister
- Rear facing double bedroom with built-in wardrobes
- Spacious front facing double bedroom with storage cupboard with Vokera combi boiler and staircase to the floored loft, which provides excellent storage



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### Location

Redhall is a well regarded residential area situated approximately three miles west of Edinburgh City Centre. Shopping facilities nearby include a Sainsbury's at Inglis Green road, an ASDA supermarket a short drive away at Chesser as well as Edinburgh West Retail Park, which has Aldi and an M&S Foodhall; further shopping is available at the Gyle Shopping Centre. It is in the catchment area for Longstone Primary school and Firhill High School. Leisure and recreational facilities nearby include Kingsknowe Golf Course, Nuffield Health Club and Craiglockhart Sports Club. Pleasant walks may be taken at Colinton Dell, Water of Leith and the Union Canal with its cycle path to the city centre. Kingsknowe railway station provides access to both Edinburgh and Glasgow City Centres.

### Outside and gardens

Landscaped rear garden which is partially laid to lawn with paved patios and is enclosed by fencing. It is child and pet friendly. There is a garden to the front and side and a monoblocked driveway.

### Extras

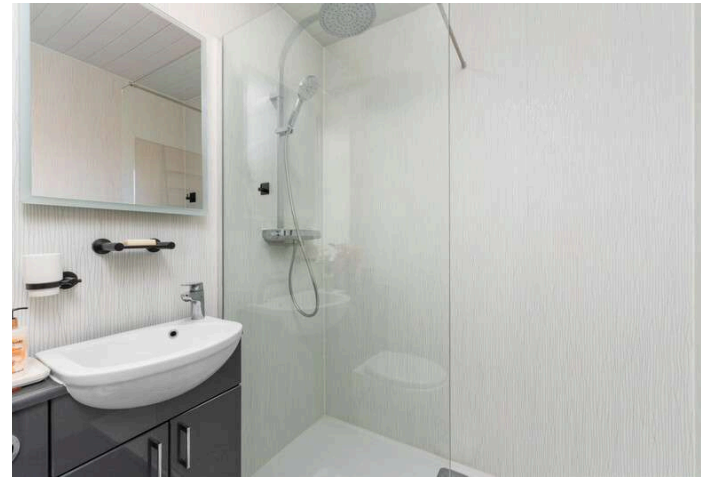
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council tax - Band B







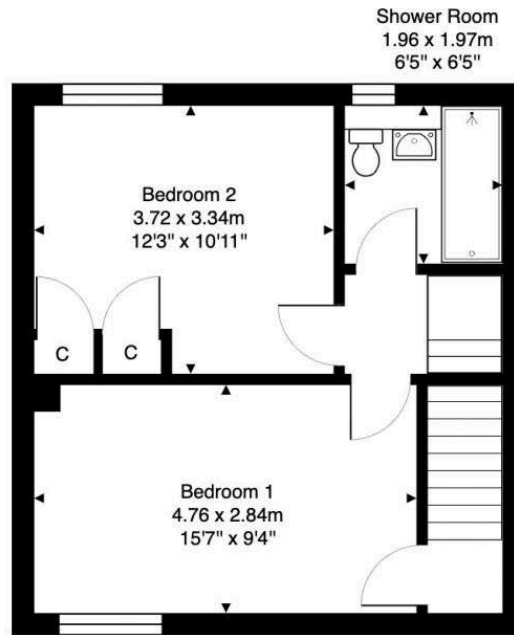




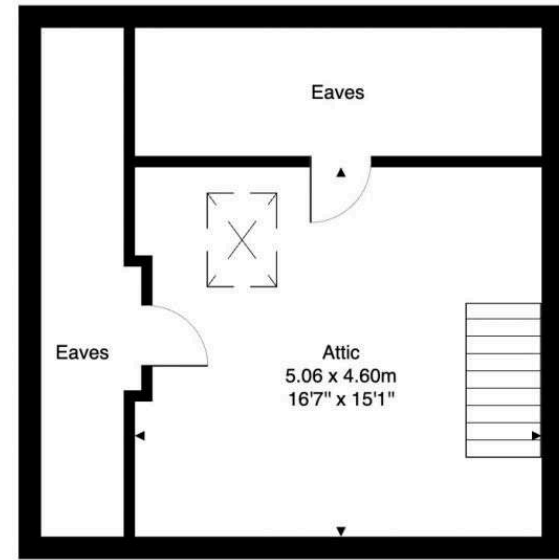
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Ground Floor



First Floor



Attic

Total Area: 88.8 m<sup>2</sup> ... 956 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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