



3 REDSMAN PLACE

The Jewel, Edinburgh, EH15 3RJ



1

Public Room



4

Bedrooms



2

Bathroom



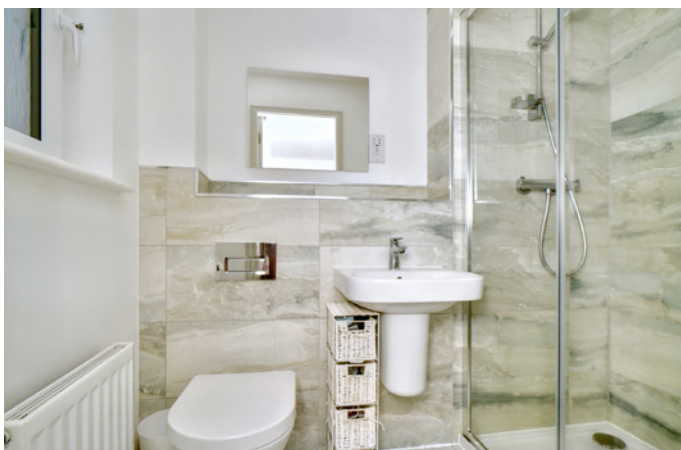
3 REDSMAN PLACE

This generous detached house forms part of a modern development in The Jewel area of the city and is presented in an immaculate, move-in condition, with stylish, contemporary interiors and pristine neutral décor throughout. The beautiful family home offers a spacious living room, a dining kitchen, four bedrooms, an en-suite shower room, a family bathroom, and a separate WC, plus a good-sized garden, an attached single garage, and a double driveway.

The house is ideally situated for easy access to excellent amenities, with a major supermarket and Fort Kinnaird Retail Park just a short walk away, primary and secondary schooling (the catchment schools are both within a 10-minute drive), transport links (Brunstane train station is half a mile away and buses and major road links are easily accessible), and open spaces, with a number of parks and the beach all within easy reach.







C

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Generous detached house in The Jewel
- Part of a sought-after modern development
- Immaculate, contemporary interiors
- Welcoming entrance hall
- Spacious, southeast-facing living room
- Dining kitchen with garden access and utility room with WC
- Four well-proportioned and flexible bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate family bathroom
- Good-sized garden with spacious lawn and decked seating area
- Attached single garage & private double driveway





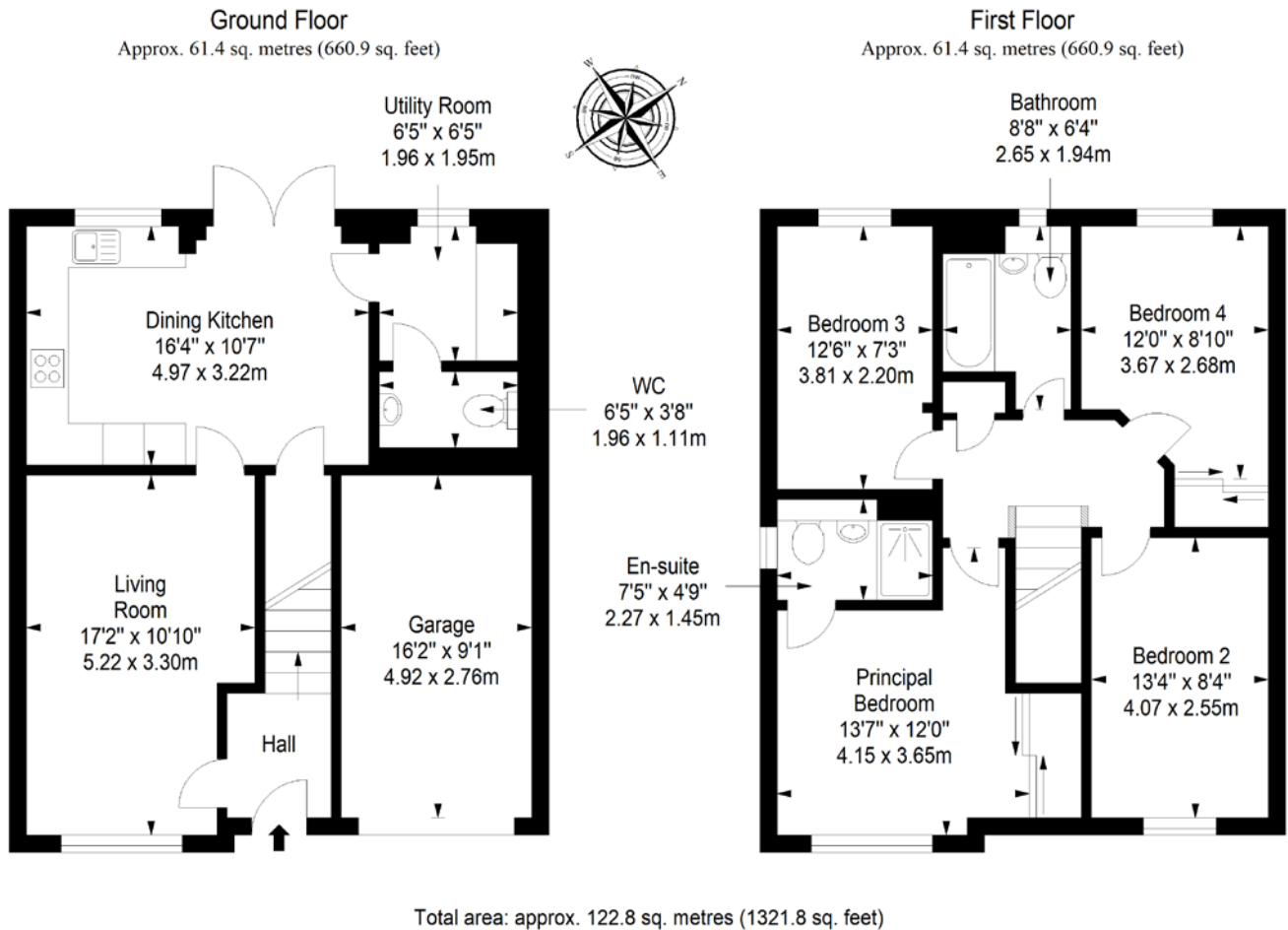
Extras: Integrated kitchen appliances comprising a double oven, induction hob, extractor fan, fridge/freezer, and dishwasher, as well as window covers, including blinds and shutters will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. NB: Some items of furniture are available by separate negotiation.

Factor: There is a factoring agreement in place with Hacking & Paterson. The yearly charge is around £108.



THE JEWEL

Positioned east of Edinburgh city centre and just south of Portobello, The Jewel is a popular district amongst commuting professionals and families alike. This relatively small area is comprised of an established residential development and a large supermarket. Conveniently, it also borders Fort Kinnaird Retail Park, which is home to an extensive range of high-street shops, eateries, and a multiplex cinema. There are nearby convenience stores as well, and a cluster of public parks within easy reach. Furthermore, some of Edinburgh's best loved green spaces are close by, including Duddingston Loch, Holyrood Park, and Arthur's Seat – perfect for day's out in the sun. Portobello Beach is also a short drive or bus journey away, offering its vast golden sands and seafront promenade for leisurely strolls. Further amenities, trendy bars and restaurants can be enjoyed in Portobello as well. Being less than 4 miles from the heart of Edinburgh city centre, it is easy to enjoy the capital's world-class shopping, leisure, and cultural facilities too. Furthermore, the Jewel is served by regular bus links and it is close to the A1 for swift travel in and around the city centre. In addition, Brunstane train station is nearby for travel further afield. Finally, the area offers well-regarded schooling which caters for all levels.



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