



6 Redhall Avenue, Edinburgh, EH14 2HP

Description

Extensively extended and beautifully presented four-bedroom semi-detached house which has been finished to a high standard and would make an ideal family home. It offers generous family accommodation over three levels. It has a generous elevated plot with private gardens to the front, side and rear. It also has double glazing and gas central heating.

The accommodation comprises:

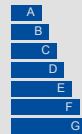
- Entrance hall with staircase with storage beneath and engineered oak flooring
- Kitchen / dining room fitted with cherry wood style units, laminate worktops and appliances including five burner gas hob, extractor hood, microwave, electric fan oven, washing machine, tumble dryer and American style fridge freezer; it also has double doors to the raised patio area in the rear garden
- Good sized downstairs double bedroom
- Partially tiled shower room with large shower enclosure, wash basin with vanity unit, WC, heated towel rail and vinyl flooring
- Spacious front facing living room, fitted carpet and cornicing
- Upstairs landing
- Family bathroom with partially tiled walls, shower bath with mains pressure shower, twin wash basin wall hung vanity unit, underfloor heating and heated towel rail
- Two further generous double bedrooms
- Secondary hall with study / office area and staircase to fourth double bedroom on the second floor with Velux windows and views of Edinburgh castle



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



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

There are landscaped gardens to the front, side and rear with raised timber decking, lawn, borders. There is a summer house / outside office with power and lighting and a garden shed, both of which are included in the sale. The single garage is located to the south of the property and is a short walk from the front door.

Extras

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

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



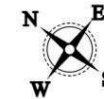
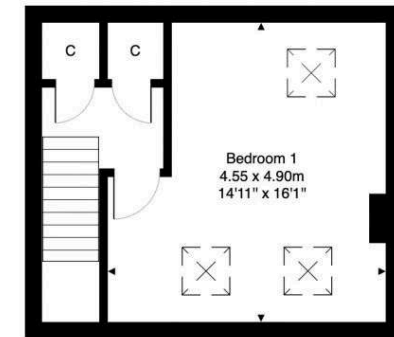
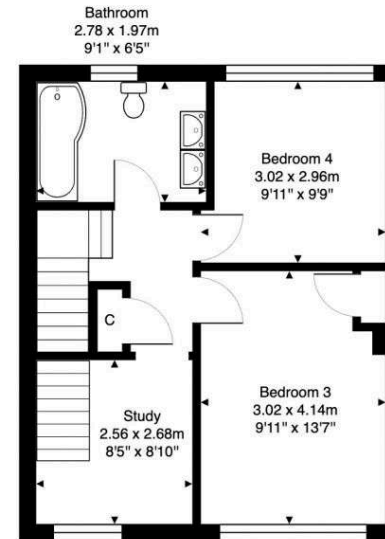








6 Redhall Avenue, Edinburgh, EH14 2HP



Total Area: 152.1 m² ... 1637 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove