

72/16 Redhall Crescent

REDHALL, EDINBURGH, EH14 2HD



BRIGHT AND SPACIOUS TWO-BEDROOM TOP-FLOOR FLAT WITH FANTASTIC OPEN VIEWS



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom top-floor flat, offering well-proportioned accommodation, fantastic open views and the added benefit of a large private balcony. Presented to the market in good condition, the property would make an excellent first-time purchase while also offering obvious appeal to investors looking for a well-located property with strong transport connections across Edinburgh.

The accommodation is centred around a particularly bright twin-aspect living room, with the elevated top-floor position providing an impressive outlook. A door leads directly onto the private balcony, creating a great additional space to sit outside and enjoy the far-reaching views.

The Property

The fitted kitchen provides a good range of wall and base-mounted units alongside useful worktop space. There are two comfortable double bedrooms, with the principal bedroom benefiting from built-in wardrobes, while the second bedroom offers flexibility for guests, sharers or those looking for space to work from home. A bathroom and two useful storage cupboards off the hallway complete the internal accommodation.





Bedroom 2



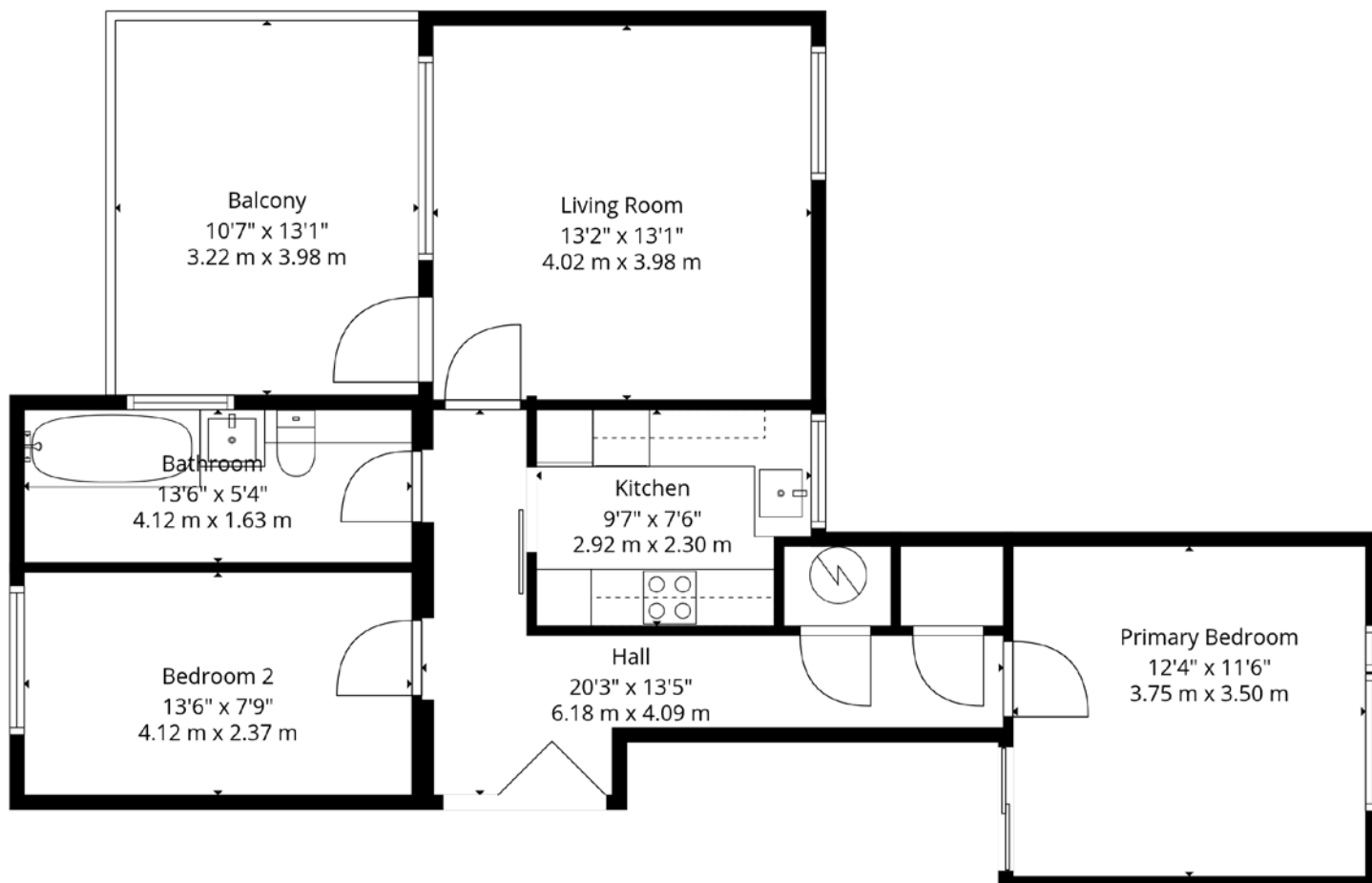


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Explore 3D Space

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Gross internal floor area (m²): 69m²

EPC Rating: D

Floor Plan





Externally, the property sits within well-maintained communal garden grounds and benefits from an allocated parking space. Importantly, the allocated space can also potentially provide a plot for the construction of a private garage, subject to obtaining the necessary consents. A number of neighbouring owners have already constructed garages on their allocated plots, illustrating the potential available. There is also ample additional on-street parking within the surrounding area.

The property combines generous accommodation with an excellent top-floor position, private outside space, attractive views and useful parking, making this a particularly appealing opportunity for buyers looking for value within easy reach of Edinburgh City Centre.

The Property



Redhall is a well-connected residential area to the south-west of Edinburgh city centre, offering an appealing balance between easy access to the capital and some excellent outdoor spaces. The location should particularly suit younger buyers and professionals looking for somewhere with good transport connections, opportunities for an active lifestyle and straightforward access to the city's employment, leisure and entertainment districts.

One of the area's biggest attractions is its proximity to the Water of Leith and the beautiful Redhall and Craiglockhart Dells. The Water of Leith Walkway provides miles of attractive walking, running and cycling routes, while connections onto the Union Canal towpath make it possible to travel across large parts of Edinburgh away from the main roads. The Dells themselves provide a peaceful stretch of ancient woodland within the city and are ideal for walking, running or simply escaping the bustle of Edinburgh. For fitness and recreation, there are numerous options within the surrounding area, including sports facilities around Craiglockhart and Meggetland, while Nuffield Health Edinburgh Chesser Fitness & Wellbeing Gym is also close at hand. Edinburgh Napier University's Craiglockhart campus is nearby, adding to the younger feel of the wider area, further university facilities at Sighthill and Merchiston are readily accessible.

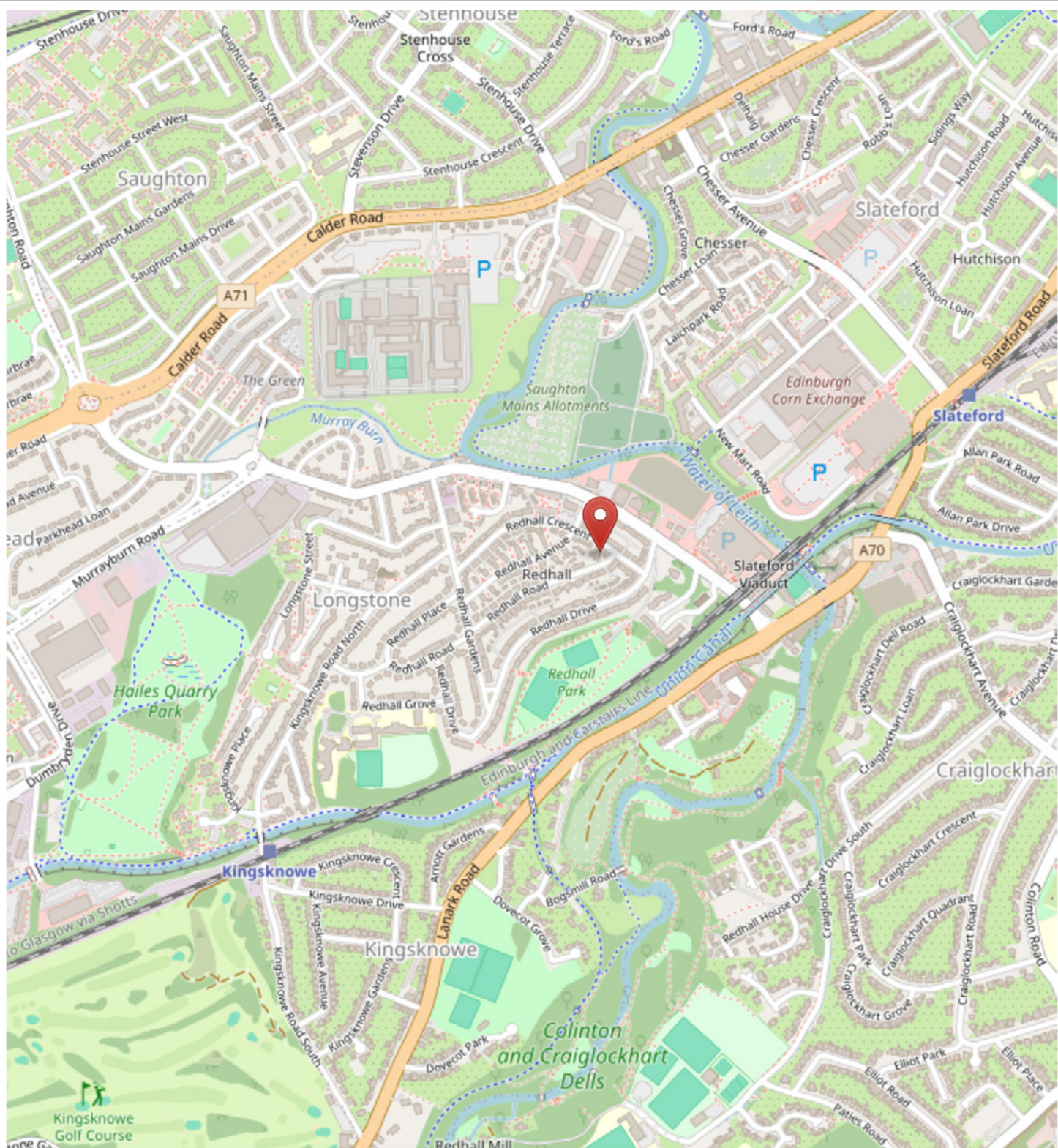
The Location



Everyday amenities are plentiful, with supermarkets, convenience shopping, gyms and other services available around Chesser, Slateford and Gorgie. Heading towards the city, buyers can also take advantage of the independent cafés, bars, restaurants and shops found throughout neighbouring areas such as Dalry, Bruntsfield and Morningside, while Edinburgh city centre and the West End are within easy reach for a much wider choice of nightlife, dining and entertainment. Transport connections are another major advantage. Regular bus services operate through the wider Slateford area towards the city centre, while the area's network of cycle routes provides a practical alternative for commuting. Haymarket provides onward rail and tram connections, and Edinburgh Napier highlights the strong public transport and cycling connections serving this part of the city.

Redhall therefore offers an attractive option for first-time buyers and younger professionals who want the convenience of city living without sacrificing access to green space. With the Water of Leith, Union Canal and extensive walking and cycling routes practically on the doorstep, alongside excellent access to Edinburgh's busier social and commercial districts, the area provides a particularly appealing base from which to enjoy the city.

The Location



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THE SUNDAY TIMES
THE SCOTSMAN



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