





Welcome

Welcome to Redhall Road, offering an excellent opportunity for buyers seeking a property they can personalise and improve, this two-bedroom first floor flat forms part of a small block of just six properties and enjoys the benefit of a private garden area to the rear. The accommodation provides well-proportioned living space and would now benefit from a degree of upgrading and modernisation, making this an ideal opportunity for a purchaser looking to create a home to their own taste and specification. A particular benefit is the private garden area to the rear, providing useful outdoor space which could be enhanced to suit the needs of the new owner. Situated within the established residential area of Redhall, the property is well placed for access to local amenities and transport links, with Edinburgh city centre and surrounding areas readily accessible. We would recommend an early viewing.

- Reception hallway
- Living room rear facing
- Kitchen with white goods included
- Two double bedrooms
- Stylish and recently installed bathroom presented as a shower room
- Mixed glazing
- Private garden to the rear with shed included
- On street parking available





Redhall

Redhall Road is situated within an established residential area to the west of Edinburgh, offering a convenient setting for access to the city centre and surrounding areas. A range of local shops and everyday amenities can be found nearby, with further extensive shopping and leisure facilities available at The Gyle and Hermiston Gait. Excellent public transport links provide easy connections into Edinburgh and beyond, while nearby road links offer convenient access to the City Bypass and wider motorway network. The area also benefits from a variety of recreational facilities and open green spaces, making Redhall Road a practical and well-connected location for a range of buyers

Extras

Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and window coverings.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

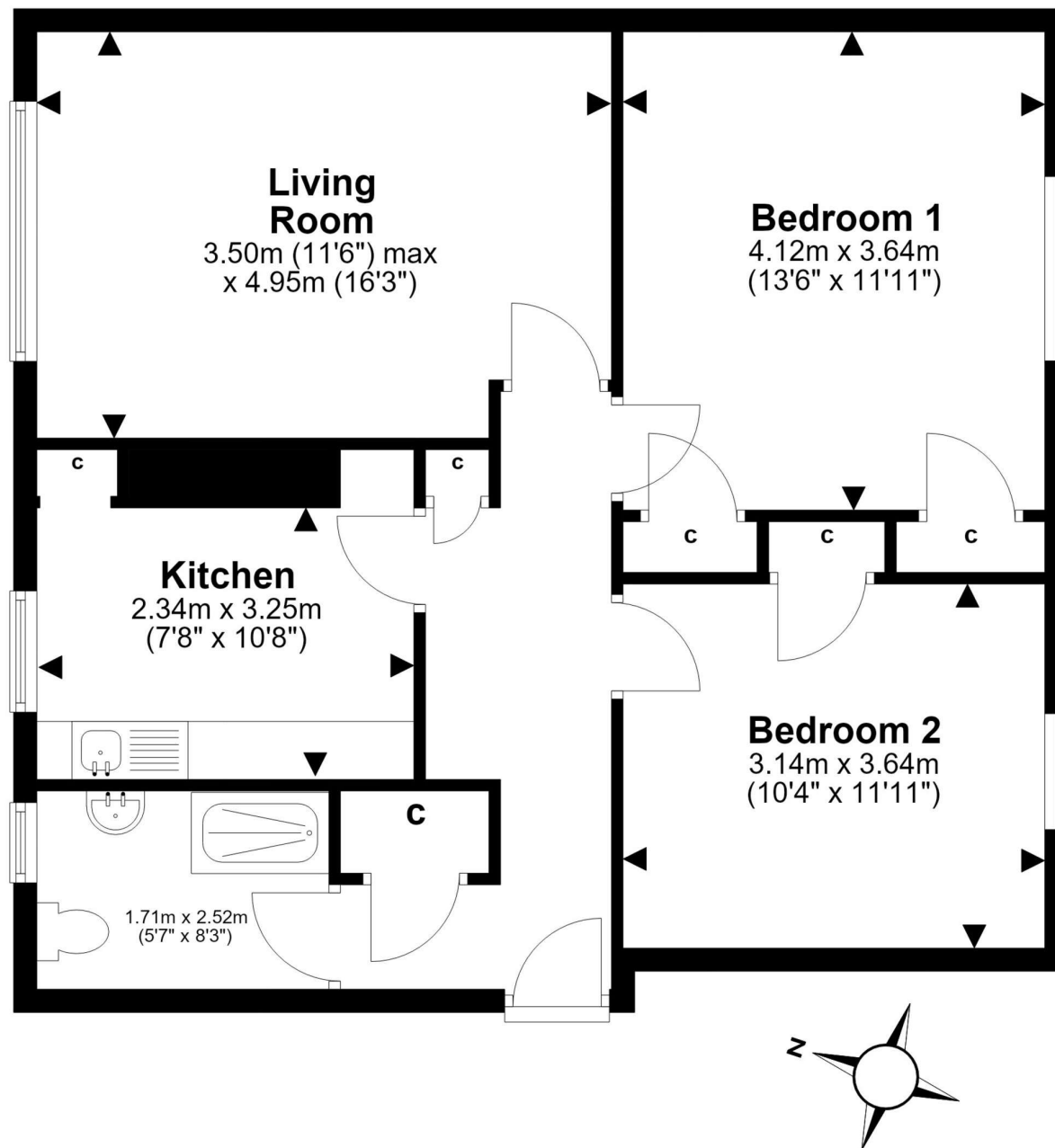
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.