



27 Redhall Drive
REDHALL | EDINBURGH | EH14 2HG


warners
solicitors & estate agents



27 Redhall Drive

REDHALL | EDINBURGH | EH14 2HG

Occupying a lovely spot next to leafy Redhall Park is this most appealing semi-detached villa providing exceptionally spacious and flexible family sized accommodation which has been beautifully finished off with stylish fittings throughout. A sunny, fully enclosed garden, garage and off street parking are great additional features.

Viewing is highly recommended to appreciate what is on offer here -

Living space

- Large dual aspect living/dining room offering ample free floor space for relaxation and entertaining, with patio doors accessing the rear garden
- Stylish part open plan fitted kitchen showcasing matt grey units, tiled splash-backs and quartz worktop space
- Handy utility room
- Principal double bedroom boasting wall to wall fitted wardrobes
- Modern en-suite with matt black shower and heated towel rail
- Three further bedrooms, two with built-in storage space
- Family bathroom attractively fitted in a similar style to the en-suite
- Downstairs WC

Features

- Pleasant leafy outlook to neighbouring Redhall Park
- Quiet residential street close to excellent transport links
- Gas central heating
- Double glazing
- Part floored loft space accessed via pull down ladder

Exterior

- Integral single garage with light and power
- Two car driveway
- Open plan front garden
- Fully enclosed child friendly rear garden set against a leafy backdrop, comprising lawn and patio areas for outdoor relaxation

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances along with with dishwasher and curtains will be included in the sale of the property. EPC: C. CT: D.

The property is located in the popular Redhall area of Edinburgh, which lies to the south west of the city centre. It's well positioned to take advantage of shops serving the local community including a Sainsburys & Asda supermarket at nearby Chesser. Further shops, banking and postal services can be found at Sighthill and Corstorphine, both locations being easily accessible. The Gyle shopping complex is also located within easy reach, together with the city centre itself where you'll find a huge choice of shopping and recreational facilities. Schooling is well represented from nursery to senior level and the property is conveniently placed for anyone connected to Napier University's campuses at Sighthill and Craiglockhart. An efficient public transport network is on hand, which operates to other parts of the City and surrounding areas, including nearby Kingsknowe and Slateford Railway Stations. The city bypass and main motorway networks are also within easy reach.



