NEILSONS

Solicitors & Estate Agents



Offers Over

£405,000

8 Redhall Avenue

Redhall | Edinburgh | EH14 2HP

An excellent opportunity to purchase this spacious and versatile five-bedroom semi-detached family home, occupying a convenient residential position within the popular Redhall area of Edinburgh. Offering generously proportioned accommodation arranged over multiple levels, the property provides flexible living space ideally suited to growing families and those requiring additional space to work from home.

- 5 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- On Street Parking and Garage
- Front and Rear Gardens
- EPC rating - D
- Council tax band - D



Description





The accommodation is accessed via an entrance hallway, which incorporates a staircase to the upper floors together with useful under-stair storage. The impressive reception room is a particularly spacious and versatile living area, enjoying a front-facing aspect and finished with attractive laminate flooring. There is ample room for both lounge furniture and a dining area, making this an ideal space for everyday family living and entertaining. The kitchen is fitted with a range of contemporary high-gloss white wall and base units, complemented by a central island incorporating a breakfast bar. Integrated appliances are also provided, creating a practical and sociable space for cooking and dining. The property offers a range of well-proportioned bedrooms, providing excellent flexibility for family accommodation, guest rooms or home-working requirements. The bedrooms include double rooms enjoying both front and rear aspects, with neutral décor throughout. Additional features include laminate flooring, built-in storage and fitted wardrobes, while a further single bedroom provides useful additional accommodation. There are two shower rooms within the property. The first is fully tiled and fitted with a two-piece white suite, separate shower enclosure incorporating an electric shower and a chrome heated towel rail. The second shower room is finished in a simple, contemporary style, featuring fully tiled walls, a two-piece suite and a walk-in shower enclosure with a dual-headed rainfall shower.

A particularly useful feature is the attic conversion, which provides additional versatile accommodation. Featuring a Velux window, this space would also make an excellent home office, hobby room or occasional guest accommodation.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

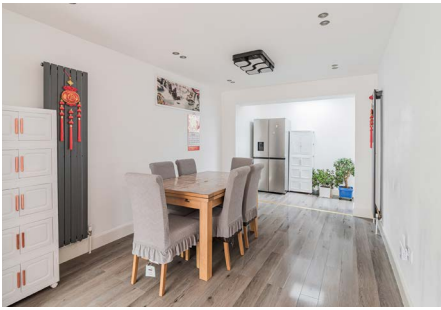
Gardens, Garage and Parking

Externally, the property benefits from a fully enclosed rear garden, providing a private outdoor space for relaxation and entertaining. The garden incorporates a patio area, decking and timber sheds, offering useful additional storage. On Street parking is freely available along with a separate garage a short distance from the house.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

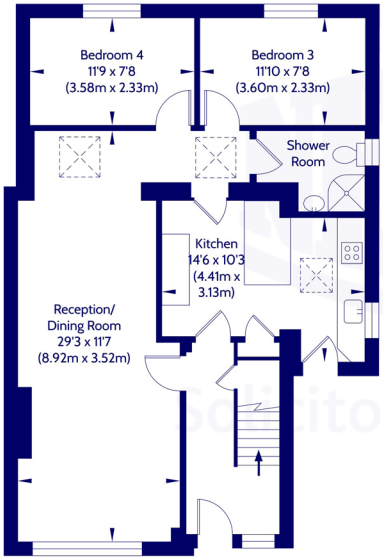




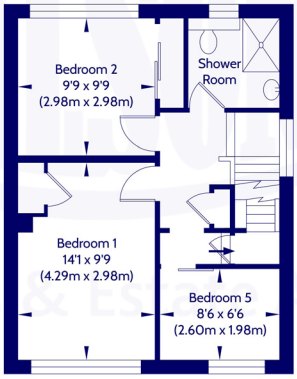
Redhall is a popular and well-established residential area in west Edinburgh, ideally positioned between Slateford and Kingsknowe. The area is particularly appealing to families, offering a good selection of local amenities, recreational facilities and convenient transport links. A range of everyday shopping facilities can be found nearby, including Sainsbury's at Inglis Green Road, with more extensive shopping available at Edinburgh West Retail Park and The Gyle Shopping Centre. The area is served by Longstone Primary School and Firrhill High School, with further educational facilities available within easy reach. For those who enjoy outdoor pursuits, there are excellent recreational opportunities nearby, including Redhall Park, Kingsknowe Golf Course, Craiglockhart Sports Centre and the scenic Water of Leith walkway. The Union Canal also provides attractive walking and cycling routes. The property is well positioned for commuting, with regular bus services providing access to Edinburgh city centre and surrounding areas. Kingsknowe and Slateford railway stations are both within convenient reach, while the City Bypass and wider motorway network offer straightforward connections across the central belt. Edinburgh Airport is also accessible by road. Overall, Redhall offers an attractive balance of residential surroundings, local convenience and accessibility, making it a popular choice for families and professionals alike.

Approx. Gross Internal Floor Area 137 Sq M / 1474 Sq Ft.

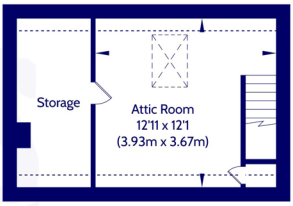
Ground Floor

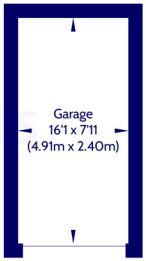


1st Floor



2nd Floor





Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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