



## 18 Redgauntlet Terrace, Edinburgh, EH16 5SE

Beautifully Presented Three-Bedroom, Mid-Terraced House with Garden & Driveway

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# Property Description

Beautifully presented and spacious, three-bedroom, southerly-facing mid-terrace house, with gardens and a double driveway. Located in the popular Inch area, south of Edinburgh city centre.

Comprises a vestibule, hall, living room, dining room, kitchen, rear hall, three double bedrooms, and a family bathroom.

Tastefully finished throughout highlights include a stylish fitted kitchen, modern bathroom, and contemporary flooring. In addition, there is a feature stove for the lounge, double glazing, gas central heating and good storage, including a loft.

There is a large, low-maintenance garden to the rear with a store shed, whilst to the front is a double driveway.

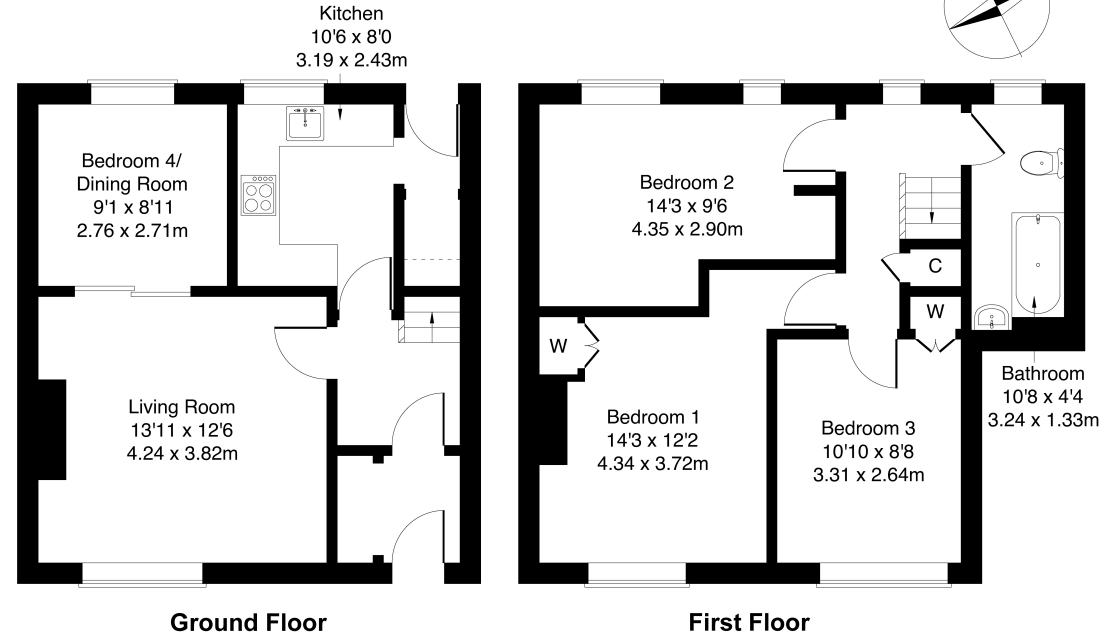
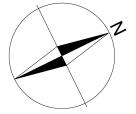
An inviting entrance welcomes you into the property, with the living room set to the side, finished with contemporary wood-effect flooring and light, neutral décor throughout. The space features a wall-mounted TV point and a fireplace, creating an ideal area for both relaxing and entertaining. The living room also provides direct access to a flexible bedroom or dining space, which continues the same modern flooring. To the rear of the property is the kitchen, finished with granite-effect countertops, a tiled-effect splashback, and a stainless steel sink with drainer, while also offering direct access to the garden.

Upstairs, carpeted flooring leads to all three bedrooms, with bedrooms one and three benefitting from wood-effect flooring and built-in wardrobes, while bedroom two features carpeted flooring and light décor. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath and a stylish ladder-style radiator.



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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The Inch is an established residential area located south of Edinburgh city centre, featuring a wide variety of family-oriented housing. Local shopping is available throughout the area, with a Morrisons supermarket situated on Gilmerton Road. For more extensive retail options, Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer a broad selection of high-street stores, superstores, and supermarkets. The area benefits

numerous public parks and green spaces, with nearby Braid Hills, Pentland Hills, and Liberton Golf Course providing additional open recreational areas. The Inch is well positioned for easy access to the Royal Infirmary and Edinburgh University. Education is well catered for, with schools at all levels from nursery to senior available locally. Regular public transport services run from Gilmerton Road and nearby Kirk Brae.









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