



24 Redgauntlet Terrace, The Inch, Edinburgh, EH16 5SE

Beautifully Presented and Spacious, Three-Bedroom, Southerly-Facing, Mid-Terrace House

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Property Description

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

Comprises a vestibule and hall, living/dining, kitchen, three double bedrooms and a family bathroom. Ready-to-move-in, the desirable property is tastefully finished throughout, with enclosed gardens offering good privacy.

Highlights include a stylish fitted kitchen and modern bathroom, contemporary flooring and lighting. In addition, there is a feature fireplace for the lounge, double glazing and gas central heating.

The home benefits from excellent storage, including an insulated, partially floored loft, with ladder access.

The immaculate gardens include lawns and a mix of flowering shrubbery, a shed and tall privacy hedging.

A bright entrance vestibule, with space for outerwear, opens into a welcoming hallway, finished with airy, neutral decor. Set to the front, an open-plan living and dining room is tastefully finished with modern, wood-effect flooring, a traditional fireplace and smooth corning. The spacious, versatile floor plan allows great flexibility for a variety of freestanding furniture and storage. A rear-facing kitchen provides garden access, via a hall, with a cupboard. The kitchen is fitted with contemporary units and worktops, an integrated oven, a ceramic hob, a canopy and a fridge/freezer, whilst plumbing and space are available for a freestanding washing machine.

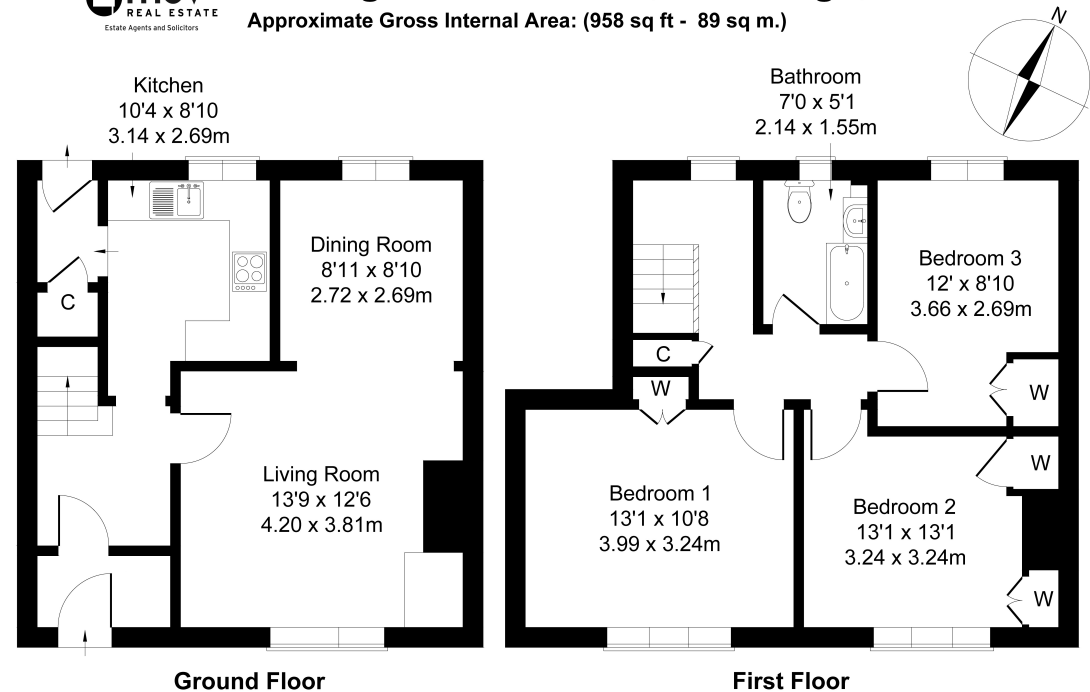
Upstairs, accessed from a naturally lit landing, with a cupboard, three double bedrooms enjoy the generous proportions and tasteful presentation of the living space. All three bedrooms include built-in wardrobe storage and whilst bedrooms one and two are set to the front, the third, flexible bedroom enjoys rear garden views.

Completing the accommodation, a good-sized family bathroom features a contemporary three-piece suite, vanity storage and tiled splash walls and flooring.



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Approximate Gross Internal Area: (958 sq ft - 89 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 south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf courses offer open spaces. The Inch is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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