



23 Redhall Place, Edinburgh, EH14 2DL

Beautifully Presented Three-Bedroom, Upper Villa with a Private Garden

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Property Description

Beautifully presented and spacious, three-bedroom, traditional upper-villa, with private gardens. Set on an elevated plot, located in the popular Redhall area, south west of Edinburgh city centre.

Comprises an entrance hall and stairway, a hallway, a living room, a kitchen, three flexible bedrooms, and a family bathroom.

Updated and refurbished throughout, and finished in light, tasteful decor - ready to move in. Highlights include a stylish integrated kitchen, a modern bathroom, gas central heating, and contemporary flooring and decor.

In addition, there is double glazing and good storage provision, including a generous loft offering a potential conversion. Externally, there are garden plots to the side with a store shed, whilst the main patio garden is set elevated to the rear.

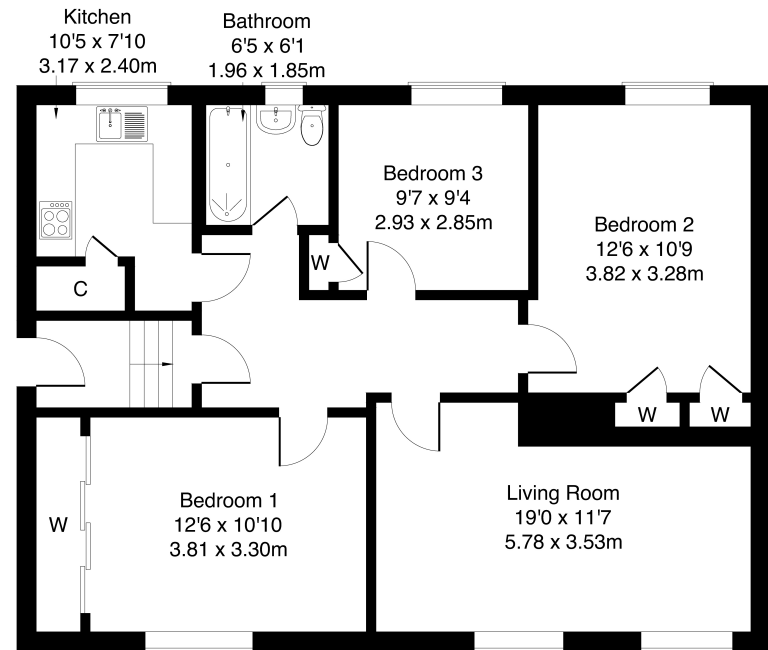
An inviting entrance with carpeted stairs leads to all rooms, beginning with a spacious living room featuring stylish flooring, two large windows that flood the space with natural light, and a wall-mounted TV point. At the front of the property, the kitchen boasts wood-effect flooring, granite-effect countertops with matching splashback, and a charming stone-built feature wall. It is well-equipped with a stainless steel sink and drainer, integrated oven and gas hob with canopy, washing machine, dishwasher, and fridge/freezer.

Bedroom one is finished with carpeted flooring, offers generous space for standalone furniture, and includes a double built-in storage unit and a wall-mounted TV point. Bedrooms two and three also benefit from carpeted flooring, with bedroom two offering a double built-in cupboard and TV point, while bedroom three includes a single built-in cupboard. Completing the home is a modern family bathroom fitted with a three-piece suite including a bath.



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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

Redhall lies just three miles southwest of Edinburgh's city centre and offers a variety of local amenities, including a Sainsbury's superstore nearby, a 24-hour ASDA at Chesser, and extensive retail options at the Gyle Shopping Centre. Residents benefit from excellent leisure facilities such as Craiglockhart Leisure Centre, Nuffield Health Club, and the Edinburgh Corn Exchange.

The area also enjoys scenic walking routes along the Union Canal, with direct access to the city's extensive cycle path network. Education is well catered for, with schools available from nursery through to senior level. Redhall is well connected by an efficient public transport system serving the city and surrounding areas, while the city bypass and main motorway routes are easily accessible.





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