



4 Redhall Gardens, Edinburgh, EH14 2HT

Light and Well-Presented, Three-Bedroom, Upper Villa Apartment

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Property Description

Light and well-presented, three-bedroom, upper villa apartment with a private garden and generous living space. Located in the popular residential district of Longstone, to the west of Edinburgh's city centre.

Comprises an entrance, a bright living/dining room, a fitted kitchen, three double bedrooms, and a modern bathroom.

Highlights include contemporary flooring throughout, a fireplace, a fitted kitchen with integrated appliances and spotlighting in the bathroom. In Addition, the property features gas central heating, double glazing and easy access to transport links.

Externally, the property benefits from a private front and rear landscaped garden with a shed, laid to lawn with a patio area.

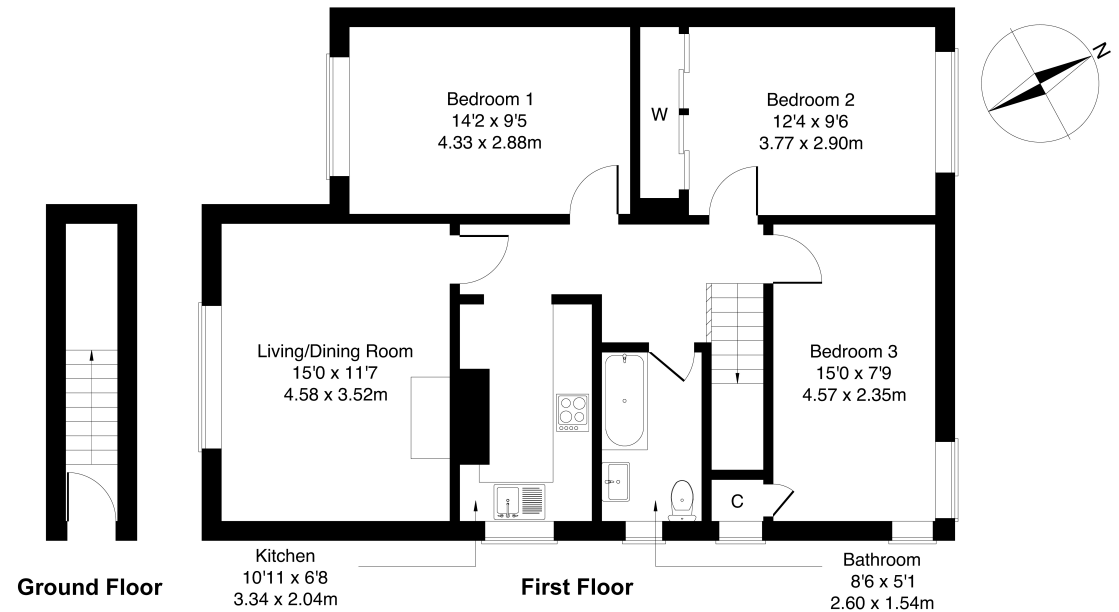
The entrance staircase leads to a welcoming hallway providing access to all rooms. The spacious living and dining area is finished with wood-effect flooring, a feature fireplace, a wall-mounted TV point, and a central light fitting, creating an ideal setting for both relaxing and entertaining. The fitted kitchen is well-designed with stone-effect worktops, wood-effect flooring, and a stainless-steel sink with a drainer and mixer tap. Integrated appliances include an oven, microwave, fridge/freezer, washing machine, and an electric hob with canopy above. The property boasts three generous double bedrooms, each offering excellent space and versatility.

The principal bedroom provides ample room for freestanding furniture, making it a comfortable retreat. The second bedroom benefits from a built-in wardrobe with sliding doors, while the third bedroom features a built-in storage cupboard, perfect for maximising organisation. These bedrooms are well-suited for families, guests, or use as a home office. Completing the accommodation, the modern three-piece bathroom is finished to a high standard with wood-effect flooring, a stone-effect splashback surround, contemporary spotlighting, a rainfall shower over the bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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

Area Description

Longstone is a well-established residential neighbourhood located around four miles southwest of Edinburgh's city centre. The area benefits from a wide range of local shops and services, including a Sainsbury's superstore on Inglis Green Road and an ASDA superstore in nearby Chesser. Additional retail options can be found at South Gyle and Hermiston Gait retail parks. The area is well-served by educational

facilities from nursery through to secondary level, with convenient access to Edinburgh College and Napier University's Sighthill Campus. Leisure pursuits are well catered for with Kingsknowe Golf Course, local bowling clubs, and scenic walks along the Colinton Dell. Excellent transport links include the nearby Kingsknowe rail station and frequent bus services from Longstone Road.





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