



60 Redhall Crescent, Edinburgh, EH14 2HD

Immaculately Presented & Spacious, Two Bedroom, Main Door, Lower Villa with Gardens & Detached Garage

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Property Description

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Approximate Gross Internal Area: (1012 sq ft - 94 sq m.)



Immaculately presented and spacious, two-bedroom, main door lower villa, with private gardens and a detached garage. Located in the popular Redhall area, southwest of Edinburgh city centre.

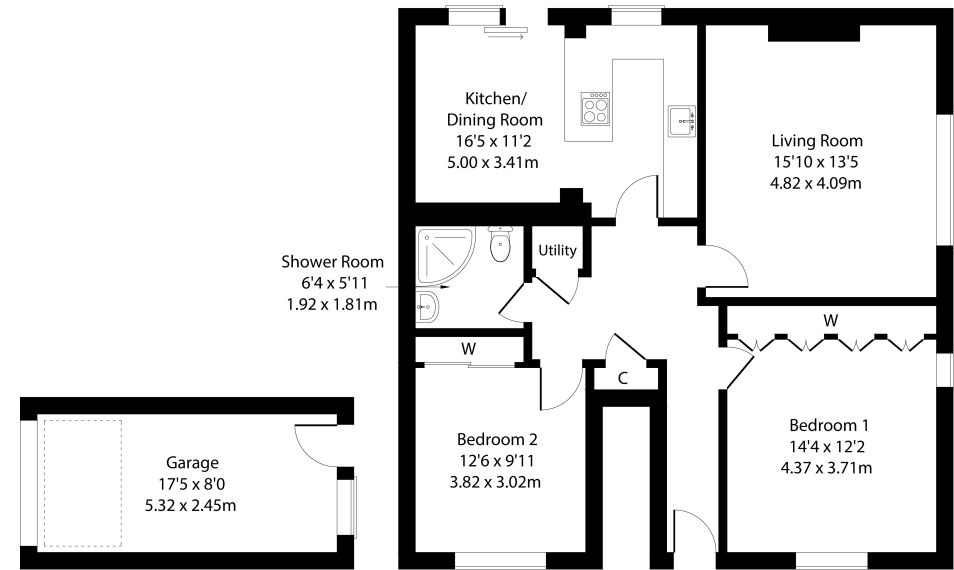
Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, utility cupboard and a shower room.

Updated and refurbished throughout, and finished in light tasteful decor - ready-to-move-in. Highlights include a stylish fitted kitchen with a breakfast bar and integrated appliances, contemporary flooring and lighting, and a modern bathroom suite.

In addition, there is gas central heating, double glazing and good storage provision including bedroom wardrobes and a garage with power and lighting. Externally, there is a lawn and privacy hedging to the side; whilst to the rear is a porcelain tiled patio, synthetic turf lawn and a composite patio deck.

A welcoming entrance hall has space for outerwear and provides access throughout, including a built-in storage and utility cupboard. The generously sized living room is set to the rear with a side aspect window, wood effect flooring, a tasteful fireplace and a central light fitting. To the rear, with wood effect flooring extending from the hall and patio doors accessing the garden, the stylish kitchen is fitted with modern units and worktops, a sink with drainer and a breakfast bar, whilst also offering ample space for a dining area. Appliances include an integrated oven, gas hob and fridge/freezer; and a freestanding washing machine and tumble dryer housed in the utility.

Dual-aspect bedroom one is set to the front, featuring fitted blinds, carpeted flooring, a central light pendant and a large fitted wardrobe; whilst bedroom two is also set to the front, similarly well-finished with a central light pendant, wood effect flooring and a fitted wardrobe with mirror sliding doors. Completing the accommodation, the shower room is fitted with a modern suite, a corner shower cubicle with a mains mixer and tiled splash walls.



Garage

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

Area Description





Redhall is located three miles southwest of the city centre. There is a range of local shops, a Sainsbury's superstore in the immediate area, a 24-hour ASDA superstore at nearby Chesser, and extensive shopping at the Gyle Shopping Centre. Leisure facilities include Craiglockhart Leisure Centre, Nuffield Health Club, and the Edinburgh Corn Exchange. There are pleasant walks along

Union Canal and direct links to Edinburgh's cycle path network. Schooling within the area is well represented from nursery to senior level, and an efficient public transport network operates to most parts of the city and the surrounding areas. The city bypass and main motorway networks are also within easy reach.





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