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72/15 Redhall Crescent, Longstone, Edinburgh, EH14 2HD

Well-Proportioned, Two Bedroom, Fourth Floor Flat with Balcony

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Property Description

Well-proportioned, two-bedroom, fourth-floor flat, with a balcony and exceptional views to the Pentland Hills, the 7 hills of Edinburgh and the city skyline including the Castle. Forming part of an established residential development, located in the Longstone area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, and a bathroom.

With great potential, features include a fitted kitchen with appliances, electric heating, double glazing and good storage provision.

In addition, there are well-kept communal spaces and halls, a secured entry system, a residents' car park and a plot for a garage.

The hall gives access throughout the property, and features the secured entry handset. Front-facing, a good-sized public room could accommodate lounge and dining furniture and gives further access to the private balcony. The kitchen is rear facing and has a deep open press cupboard with shelves, and includes fitted units and worktops, a washing machine and an electric cooker.

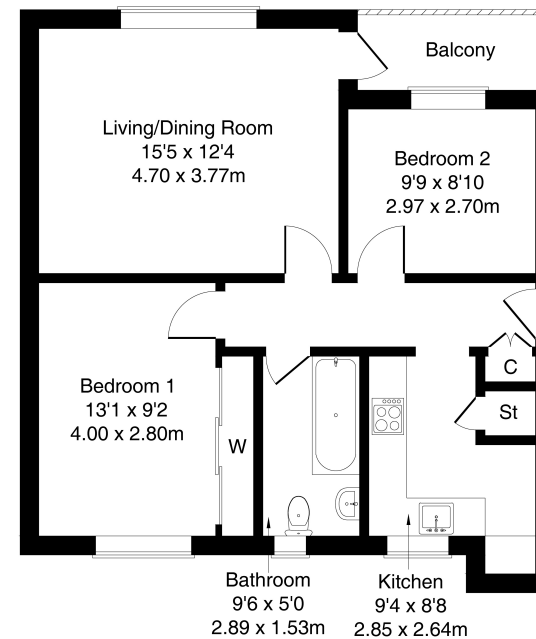
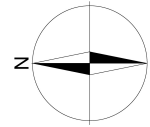
Bedroom one is also rear facing with built-in mirrored wardrobes, whilst bedroom two is set to the opposite aspect and currently has fitted wardrobes. Completing the accommodation, the bathroom has a rear-facing window and is currently fitted with a traditional-style suite.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (646 sq ft - 60 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 an established residential area, situated roughly four miles southwest of the city centre, offering a good variety of local shops and amenities together with a Sainsbury's superstore at Inglis Green Road, and an ASDA superstore at Chesser. Further high-street shopping is available at South Gyle and Hermiston Gait retail parks. Schooling within this vicinity is well-represented from nursery to senior level, with Edinburgh College

and the Sighthill Campus of Napier University easily accessible. Leisure opportunities include the Kingsknowe Golf Course and local bowling clubs, along with delightful walks along the Colinton Dell, with the union canal and Redhall Park on the doorstep. Kingsknowe rail station is close by, whilst regular bus services are available from Longstone Road.





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