



**REDHALL
82 REDHALL ROAD**



**SEMI DETACHED VILLA
FIXED PRICE £160,000**

Internal viewing is recommended of this super semi detached villa which is being presented to the market in walk in condition throughout. The property is situated in the popular residential area of Redhall to the west of the City Centre. There are local shops for everyday requirements with more extensive shopping at the nearby Gyle Shopping Centre which houses a number of major retail outlets. A regular public transport service operates to and from the City Centre and the city by-pass is within close proximity giving easy access to major motorway networks and Edinburgh Airport. Local schooling is also available at all levels.

The accommodation in brief comprises: hall, generous through dining lounge, modern fitted kitchen with appliances, two generous double bedrooms, shower-room and partially floored and lined attic.

The property has the benefit of generous and well tended gardens to the front, to the side with two car drive and rear with patio and area of lawn. There is also the benefit of double glazing and gas central heating.

FIXED PRICE £160,000

A double glazed door opens to the entrance hall with tiled floor and front facing window. A carpeted staircase leads to the upper level and a part glazed door opens to the dining lounge.

DINING LOUNGE Approx. 21'2" x 14'6" (both at widest)

A lovely bright room with front facing picture window and rear facing French doors to the garden. A feature of the room is the fireplace with wooden mantle, marble inset and hearth housing a living flame gas fire. Other features include laminate flooring, dado rail, coving and wall mounted down-lighter. There is also a good sized under-stair storage cupboard and a door opens to the kitchen.

KITCHEN Approx. 10' x 9'6" (both at widest)

This rear facing room is fitted with a good range of wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The appliances include a stainless steel five burner gas hob with overhead extractor and electric double oven. The automatic washing machine, fridge freezer and



dishwasher are also included in the sale. The walls are extensively tiled with an attractive mosaic tile, laminate flooring and a door gives access to the rear garden.

UPPER LANDING

The upper landing gives access to both bedrooms and the shower-room.

DOUBLE BEDROOM ONE Approx. 12'3" x 11'1"

A good sized double bedroom with a pleasant outlook to the rear. There is fitted storage with mirror sliding doors and coving.

DOUBLE BEDROOM TWO Approx. 15' x 9'4"

A second good double bedroom this time situated to the front of the property enjoying a view towards the Pentlands. There is also coving, spotlights and a door giving access to the attic.

SHOWER ROOM Approx. 6'6" x 5'9"

The fittings in this rear facing room comprise a shower cubicle housing a mains shower, WC and wash hand basin. The walls are extensively tiled, laminate tile effect flooring, spotlights and extractor fan.

LOFT

As mentioned the loft is accessed from a wooden slatted stairway from a former cupboard in bedroom two. The area has two Velux windows, is fully lined, partially floored and has power and heating.

GARDENS

The property has garden areas to the front, side and rear. The front garden is chipped for ease of maintenance with an attractive circular paved feature. The area to the side is also chipped with a paved two car driveway. The rear garden has a chipped area, paved patio area and a lawn with garden shed.

VIEWING

Thursday 7-9pm, Sunday 2-4pm or by appointment please call Beveridge & Kellas on 0131 554 6321.

EXTRAS

The sale includes the aforementioned kitchen white goods (no warranties will be given) and garden shed along with the carpets and curtains.

POST CODE

EH14 2DH

SURVEYORS

Please contact solicitors.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing: a.connery@beveridgekellas.com or property@beveridgekellas.com

OFFERS

A Fixed Price of £160,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.