



13 Redhall Gardens, Edinburgh

In Excess of £320,000



13 Redhall Gardens

Edinburgh, Edinburgh

Spacious three-bedroom, two-bath semi-detached home in Longstone, Edinburgh with conservatory, modern kitchen, utility, garden, and gated driveway.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

A lovely and welcoming hallway sets the tone for the property, featuring a uPVC front door with a side panel window allowing plenty of natural light to flow through. Finished with stylish laminate flooring, a radiator, and a central ceiling light, the space feels bright and inviting. The hallway also benefits from a useful understairs storage cupboard and provides access to the downstairs shower room, spacious lounge/diner, and the kitchen.

Lounge/Diner

16' 10" x 11' 9" (5.12m x 3.57m)

A lovely, spacious lounge/diner offers a bright and comfortable living space, featuring a front-facing window and patio doors leading through to the conservatory, allowing plenty of natural light throughout. The room is finished with attractive laminate flooring, centre light fittings, and radiators, creating a warm and welcoming atmosphere. A stylish fireplace surround with a modern gas fire provides an attractive focal point to the lounge area, while the dining space offers ample room for free standing furniture, making it ideal for both everyday living and entertaining.

Kitchen

9' 9" x 9' 7" (2.98m x 2.93m)

A good-sized kitchen overlooking the garden through a side-facing window, creating a bright and pleasant space. The kitchen features tiled walls complemented by contrasting floor tiles, along with a composite sink and drainer with mixer tap. There is ample storage provided by a range of fitted cupboards, as well as a gas hob with oven, grill, and extractor fan. The freestanding washing machine and fridge freezer are included as a gift from the current owners. A central ceiling light completes the space, with access leading through to the useful utility area/pantry.





Ground Floor Shower Room

6' 9" x 6' 2" (2.05m x 1.87m)

A modern and practical ground floor wet room, beautifully finished to create a stylish and functional space. Featuring a front-facing window, vinyl flooring, and ceiling spotlights, the room feels bright and contemporary throughout. The walk-in mains shower with sleek glass screen is complemented by attractive wet wall panelling for a modern finish. There is a vanity-style wash hand basin with mixer tap and useful under-sink storage, along with a modern WC and mirrored cabinet. A chrome heated towel rail adds a touch of luxury, completing this impressive shower room.

Stairs & Landing

The staircase and landing are beautifully illuminated by a large side-facing window, allowing plenty of natural light to fill the space. Finished with carpeted flooring and ceiling light fittings, the landing provides access to all three bedrooms and the shower room. There is also an excellent built-in storage cupboard, while the property further benefits from a fully floored attic space with ladder access and power, offering superb additional storage.

Bedroom One

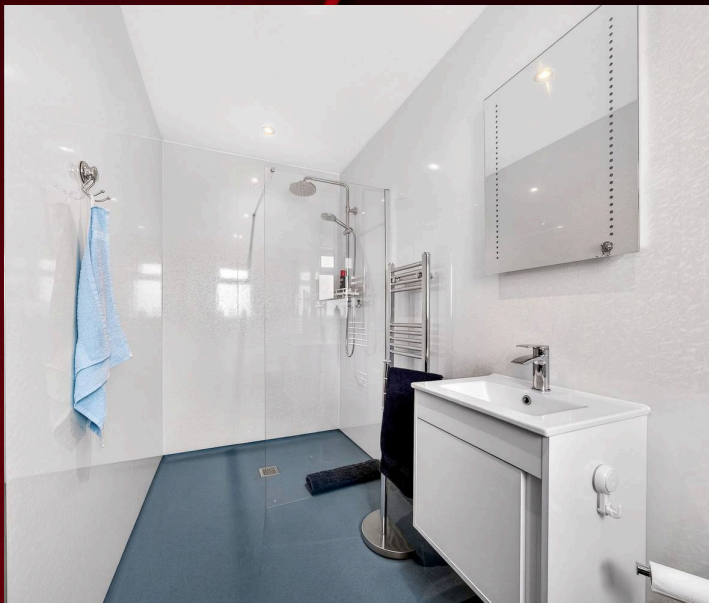
14' 0" x 9' 10" (4.26m x 3.00m)

A very spacious primary bedroom featuring a large front-facing window that fills the room with natural light. The room benefits from extensive fitted wardrobes, providing excellent storage, along with stylish laminate flooring, two sets of spotlights, and a radiator. A beautifully proportioned room offering both comfort and practicality.

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

A lovely, good size second bedroom featuring a rear-facing window overlooking the garden, creating a bright and comfortable space. The room is finished with attractive laminate flooring, a centre light fitting, and a radiator. It also benefits from fitted wardrobes created from a converted cupboard, along with an additional storage cupboard complete with shelving, offering excellent practicality. A charming and versatile room ideal for family living or guests.





Bedroom Three

8' 6" x 9' 0" (2.60m x 2.75m)

A good-sized third bedroom, currently utilised as a home office, offering flexibility as either a study or single bedroom. Featuring a front-facing window, laminate flooring, radiator, and centre light fitting, this bright and versatile room would suit a variety of needs.

Utility/Pantry

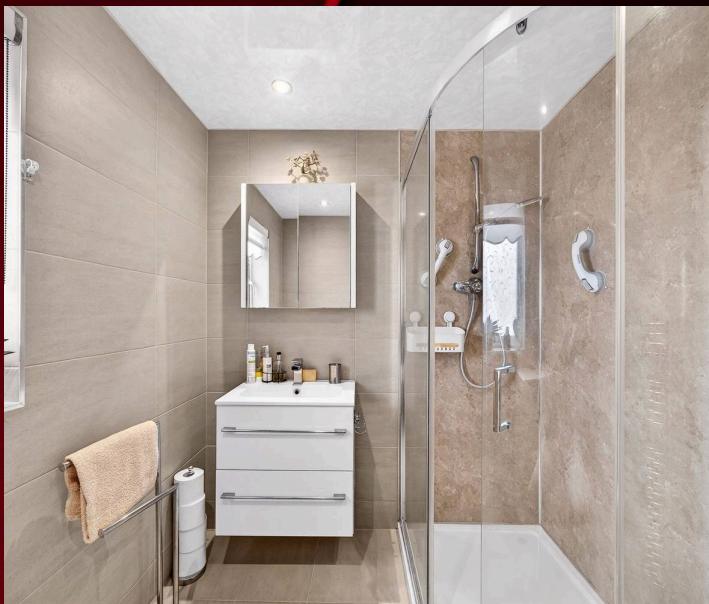
7' 8" x 4' 8" (2.33m x 1.42m)

A very handy utility/pantry area located just off the kitchen, providing an excellent added extra for additional storage and practicality. Featuring laminate flooring, a centre light fitting, and an abundance of storage space with useful worktop areas, this versatile space is ideal for everyday household needs. A fully glazed door also provides direct access to the rear garden, allowing plenty of natural light into the room.

Shower Room

6' 9" x 6' 2" (2.05m x 1.87m)

ceiling spot lighting make it better A lovely modern shower room, beautifully finished with fully tiled walls and matching flooring for a sleek contemporary look. The room features a stylish vanity wash hand basin with waterfall tap, modern WC, and feature mirrored cabinets offering additional storage. A spacious walk-in shower cubicle with mains-fed waterfall shower creates a luxurious feel, while a chrome heated towel rail and ceiling spotlights complete this elegant and well-presented space.



Conservatory

11' 0" x 9' 4" (3.35m x 2.85m)

A lovely, relaxing conservatory constructed mainly of windows, creating a bright and airy space that feels wonderfully connected to the garden. With a door providing direct access to the rear garden, this inviting room is perfect for enjoying the outdoors from the comfort of inside. It features a radiator for year-round use, along with an attractive brick-effect feature wall that adds character and warmth. A perfect space to unwind while feeling immersed in the garden setting.



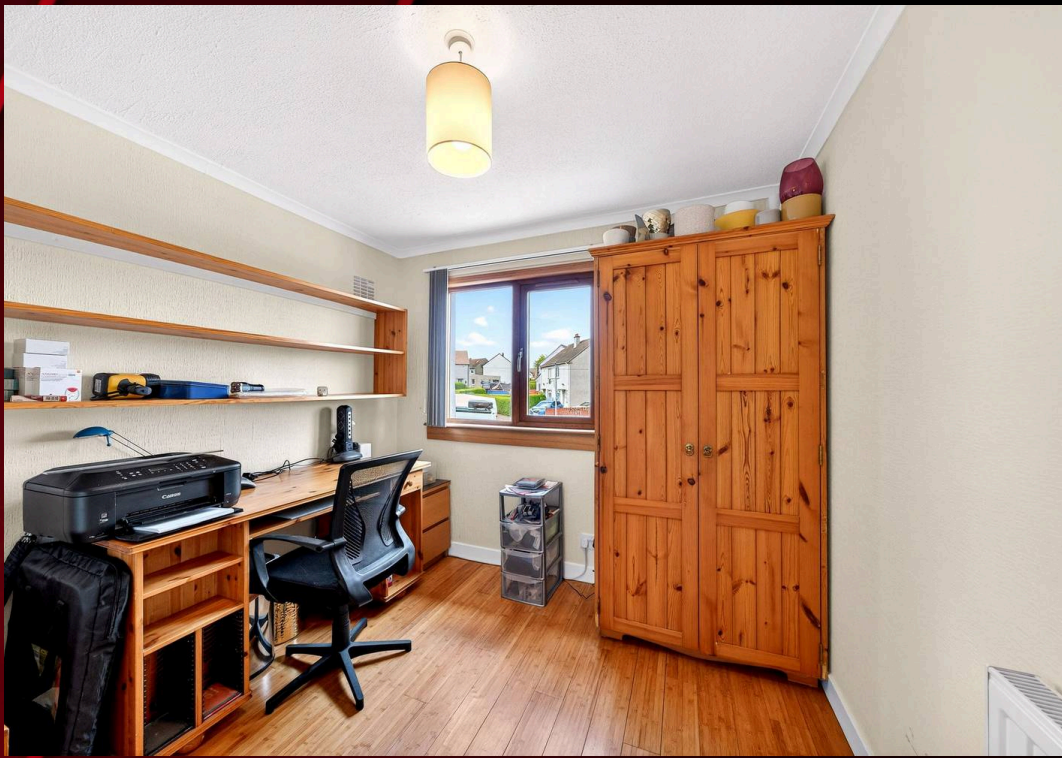
REAR GARDEN

A beautifully maintained, generously sized rear garden featuring a monoblock patio area and a useful shed (to be gifted). Fully enclosed with wrought iron gate for security and privacy, it is bordered by mature shrubs and planting, with a striking mature tree adding character and charm.

DRIVEWAY

4 Parking Spaces

The front of the property benefits from a very large, low-maintenance monoblock driveway providing ample off-street parking for several vehicles with ease. Neatly presented and practical, it offers excellent convenience while enhancing the property's overall curb appeal.



13 Redhall Gardens, Edinburgh, EH14 2HL



Approx. Gross Internal Floor Area 1196 sq. ft / 110.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

