



2 REDHALL HOUSE

DRIVE

2 Redhall House Drive, Edinburgh, EH14 1JE

[VIEW VIDEO HERE](#)

 5 BEDROOMS

 3 LIVING SPACES

 5 BATHROOMS



2 REDHALL HOUSE
DRIVE

Located in one of west Edinburgh's most desirable executive home developments, 2 Redhall House Drive is a substantial and beautifully presented detached family home extending to approximately 3,500 sq ft.

The property has been comprehensively refurbished, with significant investment made in high-quality materials and systems throughout, giving it a level of specification that sets it apart. The result is an elegant, contemporary family home presented in genuinely move in condition offering exceptional space, comfort, and design, arranged over three floors and complemented by landscaped gardens and an immaculate double garage.

Particular attention has been paid to quality and detail, as showcased in the German-made kitchen fitted with top-of-the-range Siemens appliances, stone worktops, and a large central island elegantly lit with genuine Tom Dixon feature lighting. The bathrooms are all designed and installed by Bagno Design, each benefiting from under-floor heating, while upgraded infrastructure includes brushed stainless steel brassware throughout, a new consumer board and immersion heater, a state-of-the-art alarm system, and triple-glazed, high-security Internorm French doors and side-entry door. The former twin single garages have been professionally converted to a single large double garage to provide an additional versatile space. This elegant home offers the perfect blend of style, comfort, and practicality, ideally suited to modern family living.



ACCOMMODATION

GROUND FLOOR

- Expansive open-plan kitchen/dining/breakfasting room, filled with natural light and finished to an exceptional specification
- Contemporary German-made kitchen with integrated Siemens appliances, stone worktops, and a large central island
- Bright and spacious formal sitting room, ideal for entertaining
- Additional family room offering excellent flexibility, equally suited as a home office or playroom
- Well-equipped utility room with external access
- Separate cloakroom / WC



2 REDHALL HOUSE
DRIVE





2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

ACCOMMODATION

FIRST FLOOR

- Principal bedroom suite with dressing area, fitted wardrobes, and stylish en suite shower room
- Two further generous double bedrooms, both with en suite shower rooms



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

ACCOMMODATION

SECOND FLOOR

- Two additional double bedrooms
- One with en suite shower room and direct access to a private balcony - ideal for morning coffee or evening relaxation



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

FLOOR PLANS



APPROX GROSS INTERNAL AREA

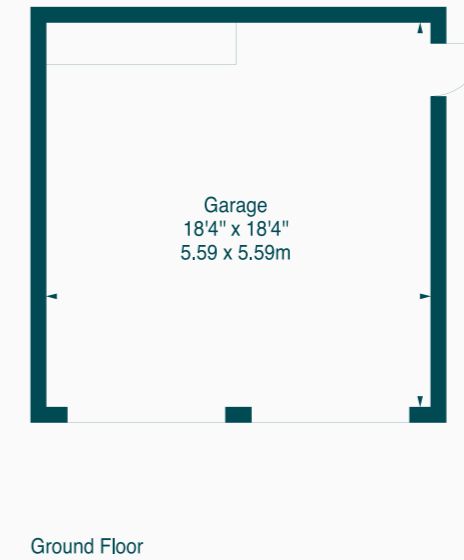
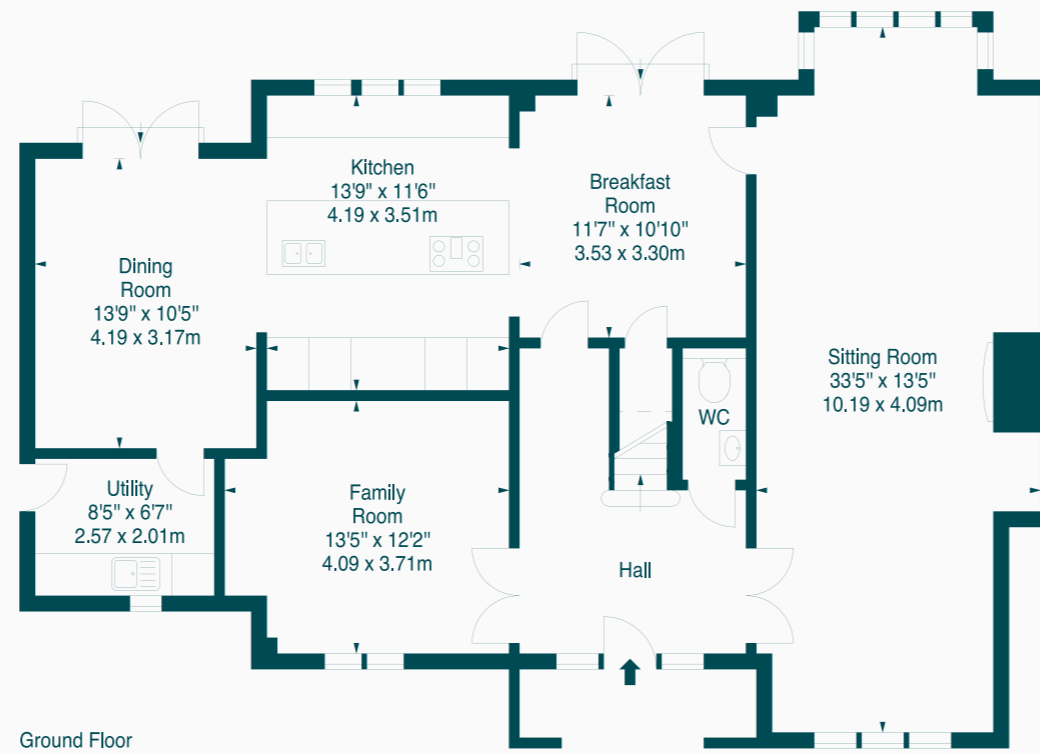
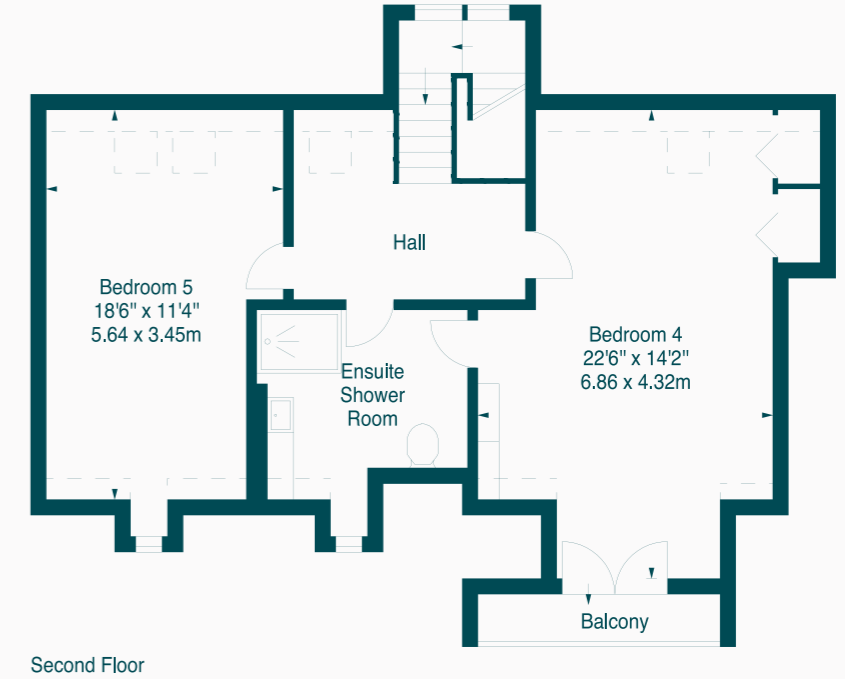
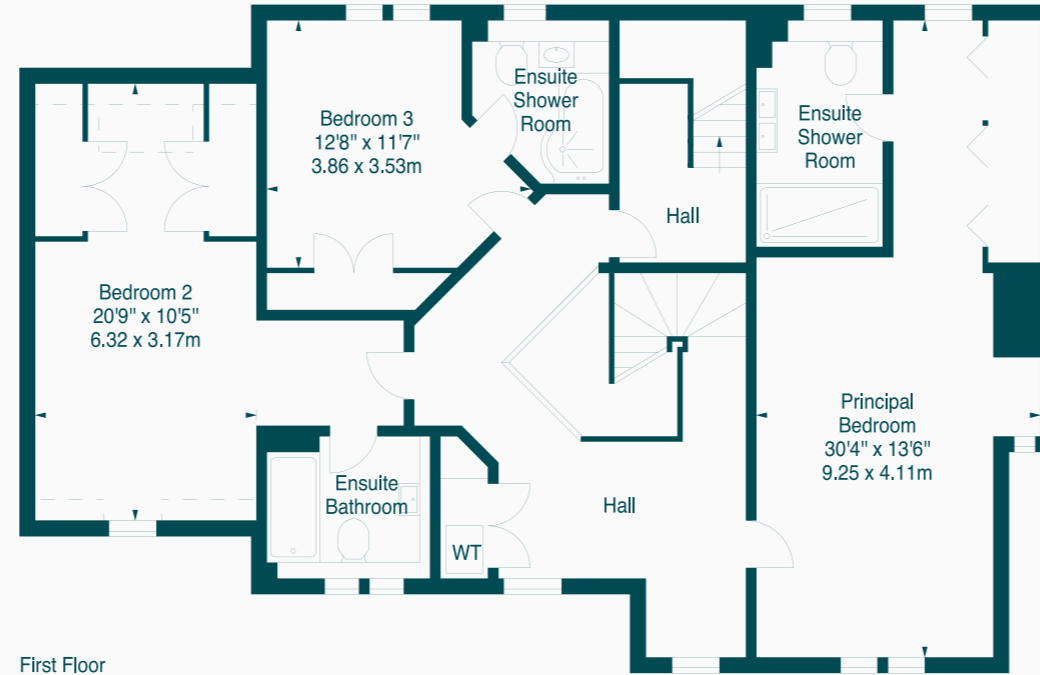
HOUSE

3208 ft² | 298.02 m²

GARAGE

333 ft² | 30.94 m²

For illustrative purposes only, Not to scale.



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

ACCOMMODATION

EXTERNAL

- Beautifully landscaped gardens, designed for low-maintenance outdoor living and entertaining
- Immaculate double garage, ideal for luxury vehicles or generous additional storage
- Gated private driveway providing further off-street parking



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

EAST CRAIGS

Telford Rd

THE EDINBURGH ACADEMY

EDINBURGH CITY CENTRE



Princes St

EDINBURGH ZOO

CORSTORPHINE

GYLE SHOPPING CENTRE

CARRICK KNOWE GOLF CLUB



W Approach Rd

BRUNTSFIELD MARCHMONT

South Bridge

HOLYROOD PARK

HARRISON PARK

GEORGE WATSON'S COLLEGE

SLATEFORD

CRAIGMILLAR

CALDER ROAD

2 REDHALL HOUSE DRIVE

KINGSKNOWE GOLF CLUB

MERCHISTON CASTLE SCHOOL

The City of Edinburgh Bypass

COLINTON

LOCATION

BLACKFORD HILL

Redhall House Drive forms part of a quiet, leafy development to the west of the city centre, highly regarded for its peaceful setting, excellent transport links, and proximity to outstanding schools.

The property is conveniently positioned for George Watson's College and Merchiston Castle School, with excellent local amenities nearby at Craiglockhart and Colinton Village, including shops, cafés, and restaurants. There is also swift access to the Edinburgh City Bypass, Edinburgh Airport, and the city centre.

Recreational spaces are plentiful, with the Water of Leith Walkway, Colinton Dell, and Harrison Park all close by. The area is well served by local bus routes and is within easy reach of Slateford and Haymarket railway stations.



2 REDHALL HOUSE
DRIVE

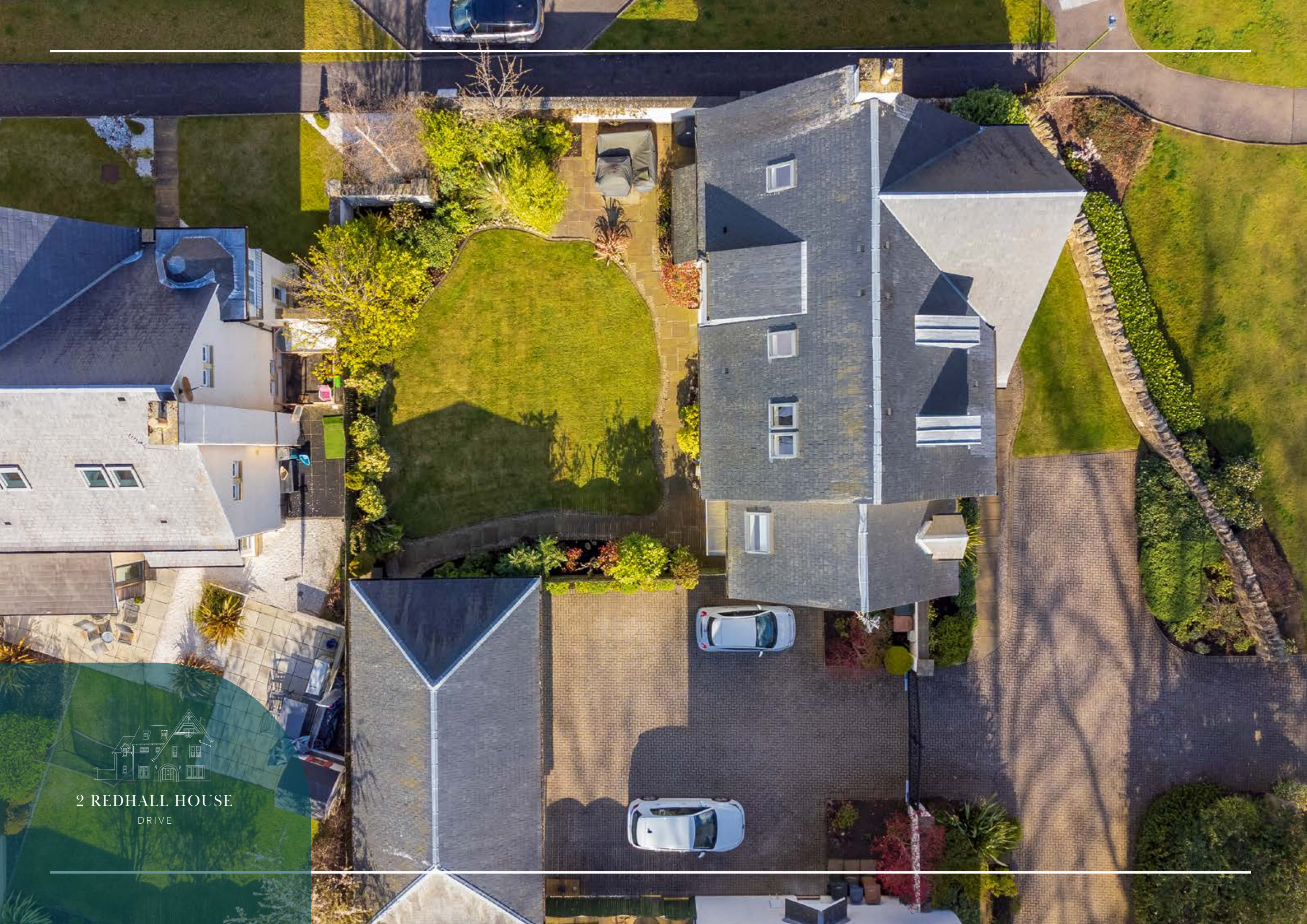


2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE
DRIVE

EPC RATING | BAND B
COUNCIL TAX | BAND G



2 REDHALL HOUSE
DRIVE



2 REDHALL HOUSE DRIVE

DISCLAIMER

Rettie & Co., their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn | **Designed by Nest Marketing**

CONTACT

MAX MILLS
DIRECTOR

Phone | 0131 624 9045

Mob | +44 (0)788 799 4348

Mail | max.mills@rettie.co.uk

[VIEW VIDEO HERE](#)