



REDCROFT HOUSE
WHITEHILL ROAD

NEWCRAIGHALL, EDINBURGH, EH22 1SQ



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Redcroft House sits on a stunning corner plot which is about an acre of land. The redbrick main house offers incredibly spacious and modern accommodation and must be viewed to be truly appreciated.

The ground floor comprises; living room with gas fire and bay window to the front, modern kitchen with floor and wall units, ringmaster cooker, coffee machine, microwave and a free-standing fridge freezer, dining room, master bedroom with built-in dressing area, bedroom 2 with bay window, WC, utility room, bathroom with jacuzzi bath and separate shower.





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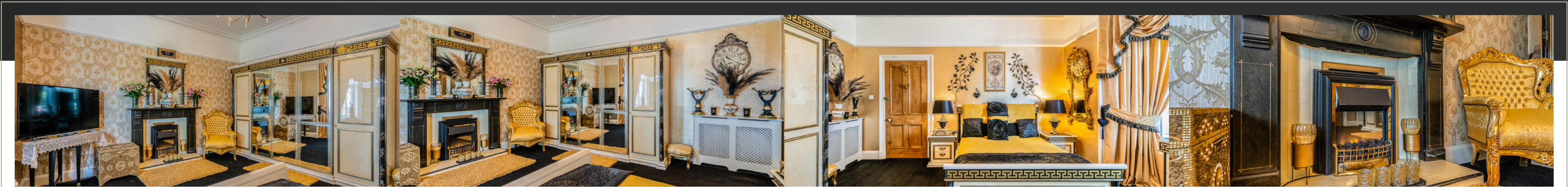
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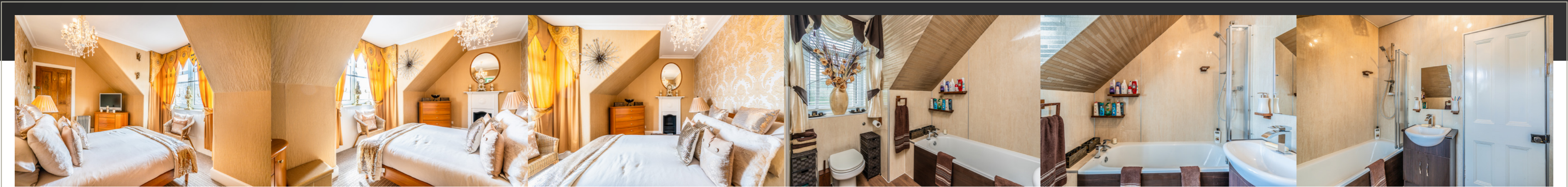


Upstairs there are three further double bedrooms all of which are incredibly spacious, there is a second bathroom on this floor.

Outside there are numerous outhouses, one of which houses the hot tub, another is currently being used as kennels, there is a gym also which would also make a great home office or treatment room.

The property also benefits from a full CCTV system, gated access and gas central heating.





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Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Lounge	5.80m (19') x 4.90m (16'1")
Kitchen	6.20m (20'4") x 3.60m (11'10")
Dining Room	4.30m (14'1") x 4.20m (13'9")
Master Bedroom	7.10m (23'4") x 6.90m (22'8")
Bedroom 2	5.70m (18'8") x 4.80m (15'9")
Bathroom	4.40m (14'5") x 2.70m (8'10")
Utility	2.10m (6'11") x 1.50m (4'11")
WC	1.50m (4'11") x 1.00m (3'3")

FIRST FLOOR

Bedroom 3	5.45m (17'11") x 4.30m (14'1")
Bedroom 4	4.90m (16'1") x 3.70m (12'2")
Bedroom 5	4.90m (16'1") x 3.21m (10'6")
Bathroom	2.41m (7'11") x 1.92m (6'4")

Extras (Included in the sale): All furniture is available by separate negotiation.





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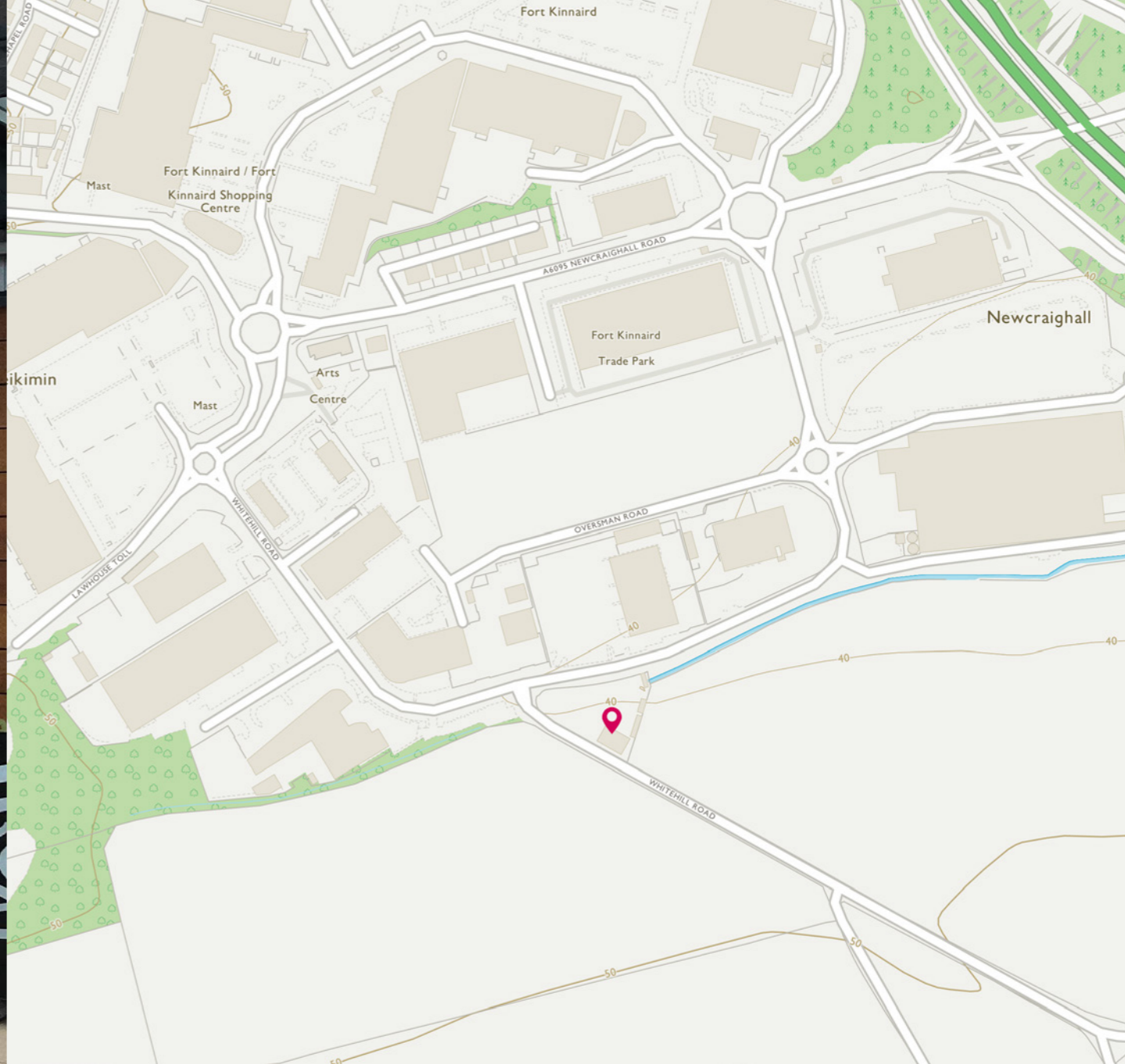


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Redcroft House is conveniently situated within approximately twenty minutes drive of Edinburgh's city centre. The city bypass is within easy reach providing access to Edinburgh Airport and Scotland's motorway network north, south and west. Fort Kinnaird is on your door step with a multitude of shops and restaurants. For the outdoor enthusiast there is an excellent range of golf courses nearby, as well as Dalkeith and Vogrie Country Parks. Dobbies Garden World and The Butterfly Farm are also a short drive away. The Edinburgh private school buses leave from nearby Waverley Road. Kings Park primary school is within easy walking distance while St. David's RC primary is a short drive away and St. David's RC High School and Dalkeith High School are at nearby Thornybank.








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Available**

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