



219 REDFORD ROAD

Colinton, Edinburgh, EH13 9NH



1

Public Room



4

Bedrooms



2

Bathrooms



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Introducing a semi-detached house that is well presented throughout with stylish interiors and modern finishes. The sunny family home boasts four double bedrooms with ample storage throughout, a spacious living room and a breakfasting kitchen with French doors to the garden, a central dining hall, a home office/study, eaves storage and a family bathroom, as well as a modern shower room. There are also established front and back gardens with outdoor seating space, a large shed for storage and on-street parking. The spacious property is sure to appeal to a wide demographic of buyers, commuting professionals, couples, and families.







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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Semi-detached house in Colinton
- Part of an established neighbourhood
- Crisp, modern interiors
- Central dining hall with stairwell
- Sunny and spacious living room with a utility cupboard
- Well-appointed breakfast kitchen with garden access
- West-facing main double bedroom
- Three more double bedrooms
- Versatile home office/study room
- Family bathroom
- Modern shower room
- Private garden ground with a large shed
- On-street parking







Extras: All fitted floor and some window coverings, all fitted wardrobes, light fittings and integrated kitchen appliances and a garage space further down the road (please also note the roof of the garage has been removed) are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



COLINTON, EDINBURGH

Situated just over four miles southwest of the city centre, the exclusive residential suburb of Colinton is renowned for its quaint village ambience and tranquil setting on the banks of the picturesque Water of Leith. The historic village, which has been lovingly preserved over the years, is characterised by its romantic country lanes and stunning period architecture. Colinton Village is home to a raft of independent retailers and local businesses, including restaurants, pubs and a post office. In addition to supermarkets nearby, the bustling high streets of neighbouring Morningside and Bruntsfield also offer excellent local amenities. Colinton is cherished for its close proximity to nature: the enchanting woodland of Colinton Dell provides a natural habitat for diverse animals and plant-life and hosts several sites of historical interest, while the majestic Pentland Hills are just a short drive away. Colinton is served by an excellent range of schools, and the area is also extremely well placed for some of the capital's finest independent schools, namely Merchiston Castle School, which is located just outside the village. Thanks to its location southwest of the city centre, Colinton enjoys convenient links to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Excellent public transport services and extensive cycle paths also provide swift and easy access to the city centre.



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