

8 REDFORD DRIVE

COLINTON, EDINBURGH, EH13 0BL

A spacious detached chalet-style bungalow in sought-after Colinton, offering three reception areas, three bedrooms, and two bathrooms, as well as two private gardens and private parking for two cars.





WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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TABLE OF CONTENTS



07

Welcome to 8 Redford Drive

A spacious detached chalet-style bungalow

04

Floorplan

07

The property

10

The entrance

11

Reception rooms

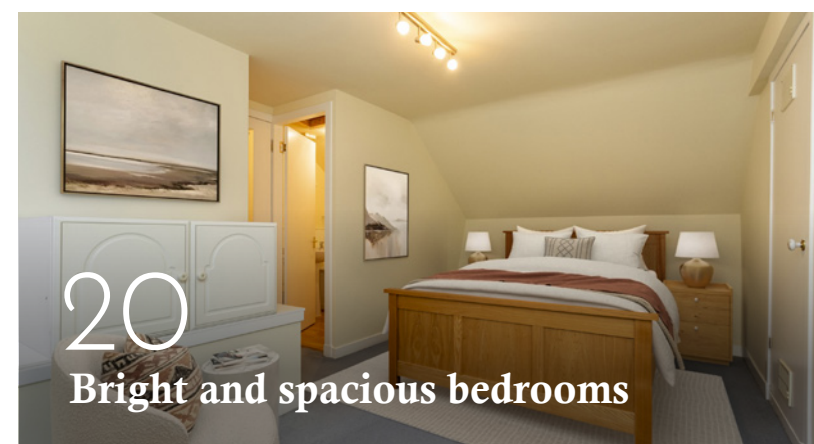
16

The kitchen



12

Three charming reception areas



20

Bright and spacious bedrooms

20

The bedrooms

24

The bathrooms

26

Gardens & Parking

30

The area



Property Name

8 Redford Drive

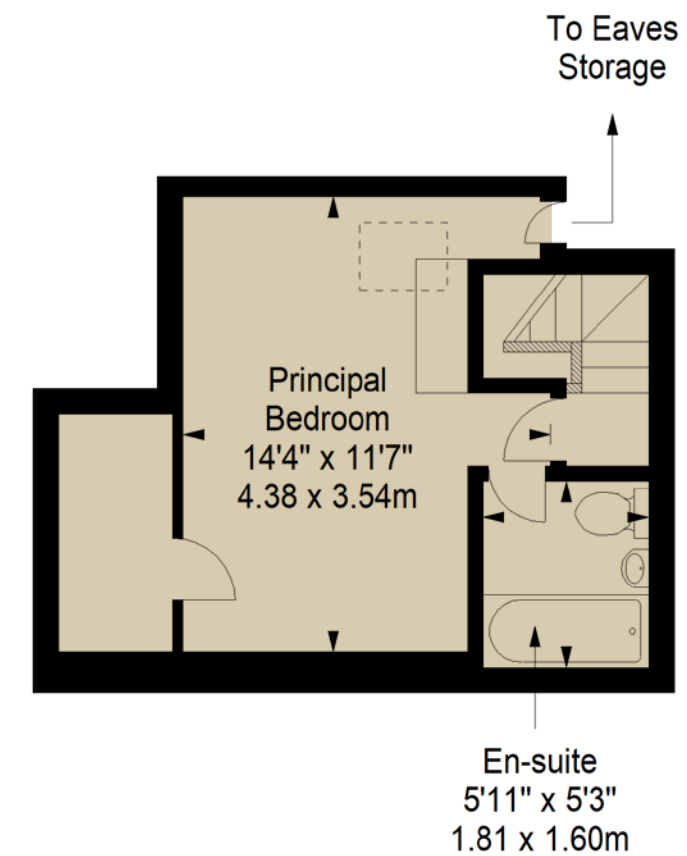
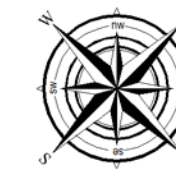
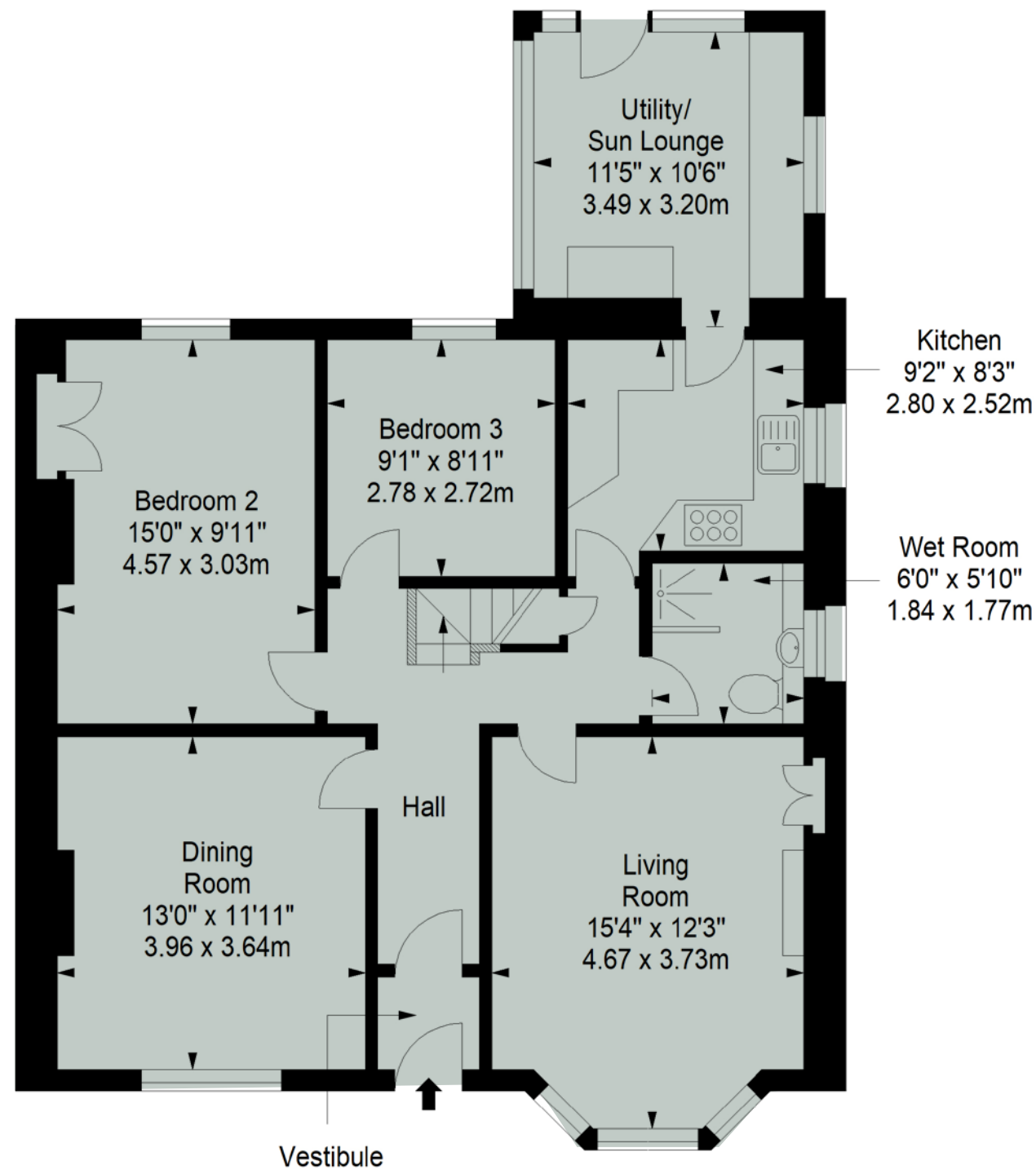
Location

Colinton, Edinburgh, EH13 0BL

Approximate total area:

112.1 sq. metres (1206.7 sq. feet)

 - Ground Floor  - First Floor





This southeast-facing detached chalet-style bungalow is a spacious and rarely available family home that is attractively presented in light neutral hues. It is in move-in condition, and is well suited to a wide variety of lifestyles – especially amongst those seeking proximity to Edinburgh's picturesque green belt and the Pentland Hills. It is situated in the exclusive suburb of Colinton, in easy reach of excellent amenities, supermarkets, and well-regarded schools, as well as transport links and a choice of eateries. With its desirable setting and its generous accommodation, this home is sure to be in high demand.

GENERAL FEATURES

- Spacious detached chalet-style bungalow
- Desirable location in exclusive Colinton
- Near amenities, schools, and transport links
- Interiors presented in move-in condition
- Home Report value - £550,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming vestibule and hall with storage
- Southeast-facing living room with fireplace
- Southeast-facing dining room with fireplace
- Quality kitchen with generous storage
- Utility area/triple-aspect sun lounge
- Principal suite with storage and access to eaves
- Two additional bedrooms (one with storage)
- Ground-floor wet room with a three-piece suite
- First-floor en-suite bathroom with handheld shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Mature gardens to the front and enclosed rear
- Private tandem driveway for two cars

WELCOME TO 8 REDFORD DRIVE



NESTLED BEHIND A NEAT FRONT GARDEN, 8 REDFORD DRIVE HAS AN ATTRACTIVE FAÇADE AND STRONG KERB APPEAL.

THE ENTRANCE

Moving into the home, a vestibule invites you in, flowing through to a central hall with understairs storage. Light décor and soft carpeting create a lovely introduction, whilst establishing the scene for the following accommodation.





THREE CHARMING RECEPTION AREAS

W

ith three reception areas, this property has plenty of space for relaxing, dining, and socialising. The living room, decorated in a soft neutral hue, enjoys spacious dimensions that are brightly

lit by a southeast-facing bay window. It is a comfortable and homely setting, heightened by a focal-point fireplace for cosy evenings in. It is completed by a built-in display cabinet with shelving for books and photographs. On the opposite side of the hall is the southeast-facing dining room, providing a dedicated reception space for family meals and special occasions. It echoes the style of the living area, and is also framed by a fireplace. In addition, there is a triple-aspect sun lounge to the rear of the home, which also cleverly doubles as a utility area. It catches lots of natural light and flows to outside, forming a lovely space to enjoy the garden ambience no matter the weather.





THE KITCHEN

a popular kitchen design with lots of storage

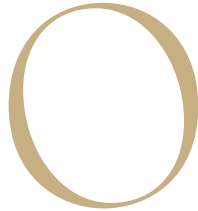
The kitchen has a popular aesthetic, fitted with timber-toned cabinets at base and wall level, alongside granite-style worktops and multi-coloured splashbacks. It offers excellent storage and ample worksurface space, which is downlit for ambient moods and extra light whilst cooking. It comes with a gas range cooker, set below an extractor hood, an integrated fridge, and an integrated dishwasher. The adjacent utility area/sun lounge supplements the kitchen with additional worktops, cabinet storage, an integrated fridge/freezer, an undercounter tumble dryer, and space for a washing machine.



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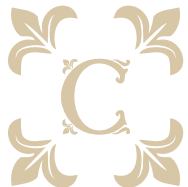


A PRINCIPAL SUITE & TWO FURTHER BEDROOMS

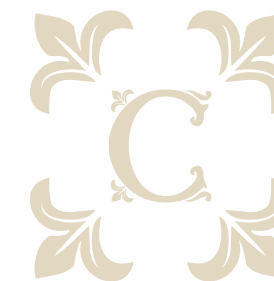


Occupying the first floor, the principal bedroom has a bright and spacious footprint, which incorporates a built-in wardrobe and additional storage, as well as access to the eaves. It also has the advantage of an en-suite bathroom, decorated in light yellow and with tongue-and-groove panelling at half height. The bathroom is equipped with a pedestal washbasin, a toilet, and a bath with a handheld shower.

The remaining bedrooms are on the ground floor. These include another large double with built-in storage and a third bedroom, which has versatile dimensions to suit the owners' needs, whether used as a sleeping quarter, a home office, or a children's playroom. All the home's bedrooms are lightly decorated and laid with carpet, ensuring comfort and a blank canvas for buyers.







BATHROOMS

an en-suite bathroom and a wet room

In addition to the en-suite bathroom, there is a three-piece wet room on the ground floor, serving the rest of the property. It features a washbasin, a hidden-cistern toilet, and an easily-accessible shower area.

The property has gas central heating and double glazing to ensure a comfortable and cost-effective living environment all year round.

Please note the main bedroom has been virtually staged from actual photographs of the room.

GARDEN & PARKING

Mature gardens and private parking

In addition to the low-maintenance front garden, the home features a large rear garden which has neat patio areas and a generous lawn, framed by mature plants and trees. This garden is fully enclosed for families and it offers excellent privacy too. A shed is also included. To the front, a tandem driveway provides private parking for two cars as well.

Extras: all fitted floor and window coverings, light fittings, gas range cooker, integrated dishwasher, integrated fridge, integrated fridge/freezer, and a tumble dryer to be included in the sale.

*A large rear garden with patio areas
and a generous lawn*





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.

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

SCHOOLS

State Schools: Bonaly Primary School, Firrhill High School, St Mark's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

CULTURE

Church Hill Theatre, Dominion Cinema, Castlelaw Hill Fort, Blackford Prehistoric Hill Fort

SHOPPING

Nearby convenience stores, supermarkets, cafés and restaurants

#1

A HIGHLY DESIRABLE LOCATION, SET WITHIN EASY REACH OF EDINBURGH'S PICTURESQUE GREEN BELT AND THE PENTLAND HILLS

LOCATION



4.4 miles from Princes Street

TRANSPORT



Bus – 4, 5, 10, 16, 45, 400

Skylink

Train Station – Waverley

(4.5 miles), Haymarket

(3.6 miles)

Airport – Edinburgh

International (7.1 miles)



SPORTS

Midlothian Snowsports Centre, Thistle Tennis Club, Kingsknowe Golf Club, Colinton Bowling Club

FOOD & DRINK

Nearby convenience stores, supermarkets, cafés and restaurants

PARKS

The Pentland Hills, Colinton Dell, Dreghorn Woods, Colinton Mains Park Water of Leith



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

M Cullerton

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.