





Redford Road
Colinton, Edinburgh
EH13 9NF

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Offers Over £189,000

This Modern first floor flat is situated in a purpose built development of only six properties and is situated in a quiet residential area in a private setting being screened from the main road by mature hedge.

The property is entered via security controlled front door which opens to a spacious communal hallway where there's a further door at the rear which opens to the private parking area.

The front gardens consist of sloping lawned areas , slabbed pathway and stocked borders . The rear of the building has a private parking space in addition to visitor parking bays. The development is factored by Lowther at a cost of approximately £50 per month.

The building has a render exterior beneath a concrete tile roof with each of the properties benefiting from a private balcony which is a lovely outlook to the front over the Pentland Hills.

Internally this property has an excellent layout of accommodation with spacious rooms neutral decoration and nice private outlooks. The full accommodation comprises entrance hallway large walk in storage room with power supplied. The main lounge/ living room has window to the front and a French door opening to the good sized balcony.



Home Report Valuation
£200,000

what 3 words
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Council Tax Band D

EPC Rating C



The kitchen was replaced in mid 2023 and is very well laid out with a neat combination of floor and wall storage units including sink and drainer and a built in induction hob. There are integrated appliances including dishwasher , washing machine and fridge freezer in addition to the ample worktop surface area and at the far side a clever drop leaf breakfast table.



There are two double bedrooms which have windows to the rear and each of the bedrooms also benefits from built in wardrobes with sliding mirrored doors.

The bathroom has a three piece suite comprising corner shower quadrant , wash hand basin and WC. There is a window to the side.

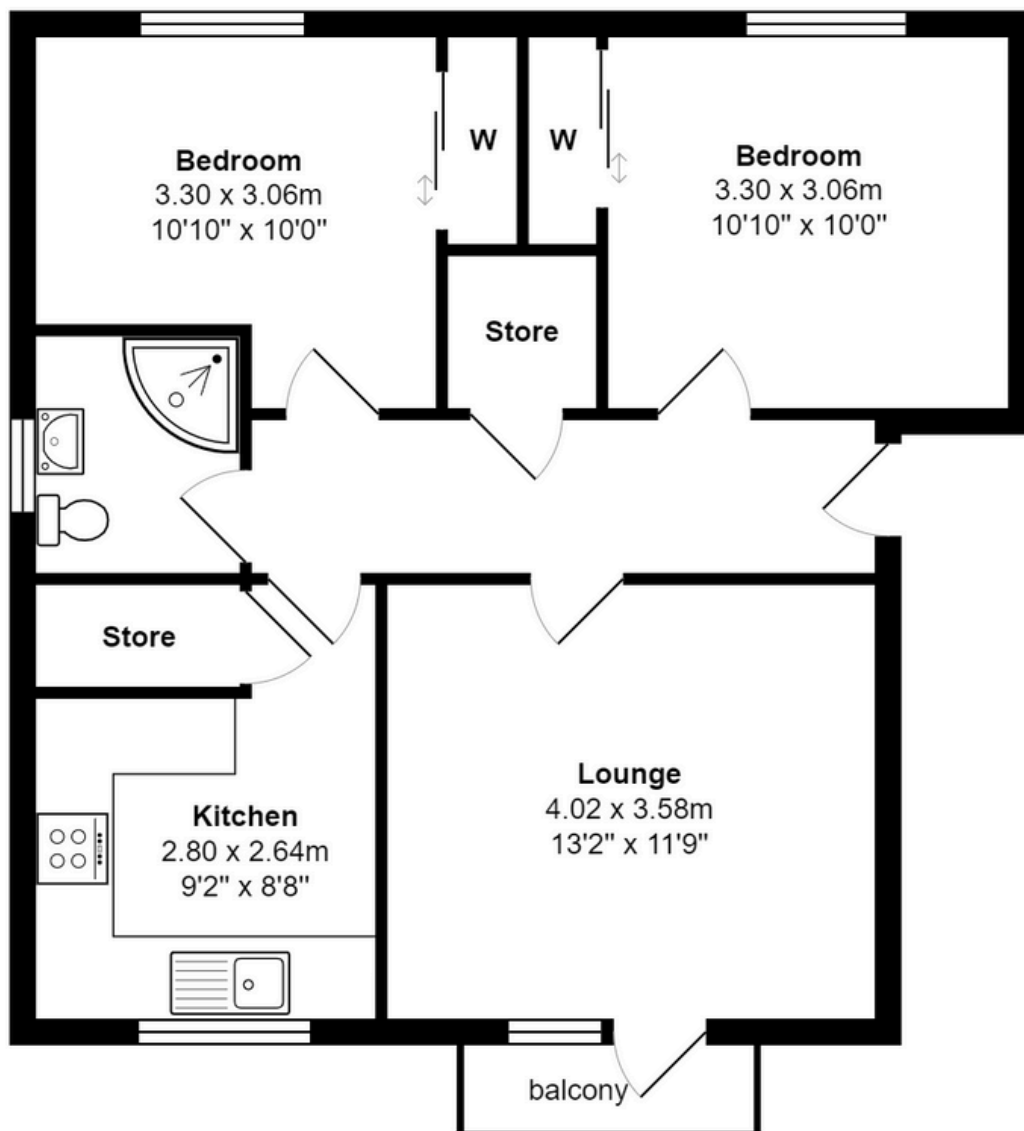
The property is heated with a conventional gas central heating system , has double glazed windows and a security controlled front door.



Set back from the main road, the building enjoys a good degree of privacy due to the mature boundary hedge at the front and also has a nice open outlook as there are no buildings directly across from the property. There are regular bus services and Edinburgh City By-pass is within easy reach, offering links to the major road networks and Edinburgh International Airport.

Vendor Comments

This is a great apartment which has been enjoyed over many years. Ideal quiet location close to amenities and the By-pass the Pentland Hills with excellent bus services to central Edinburgh.



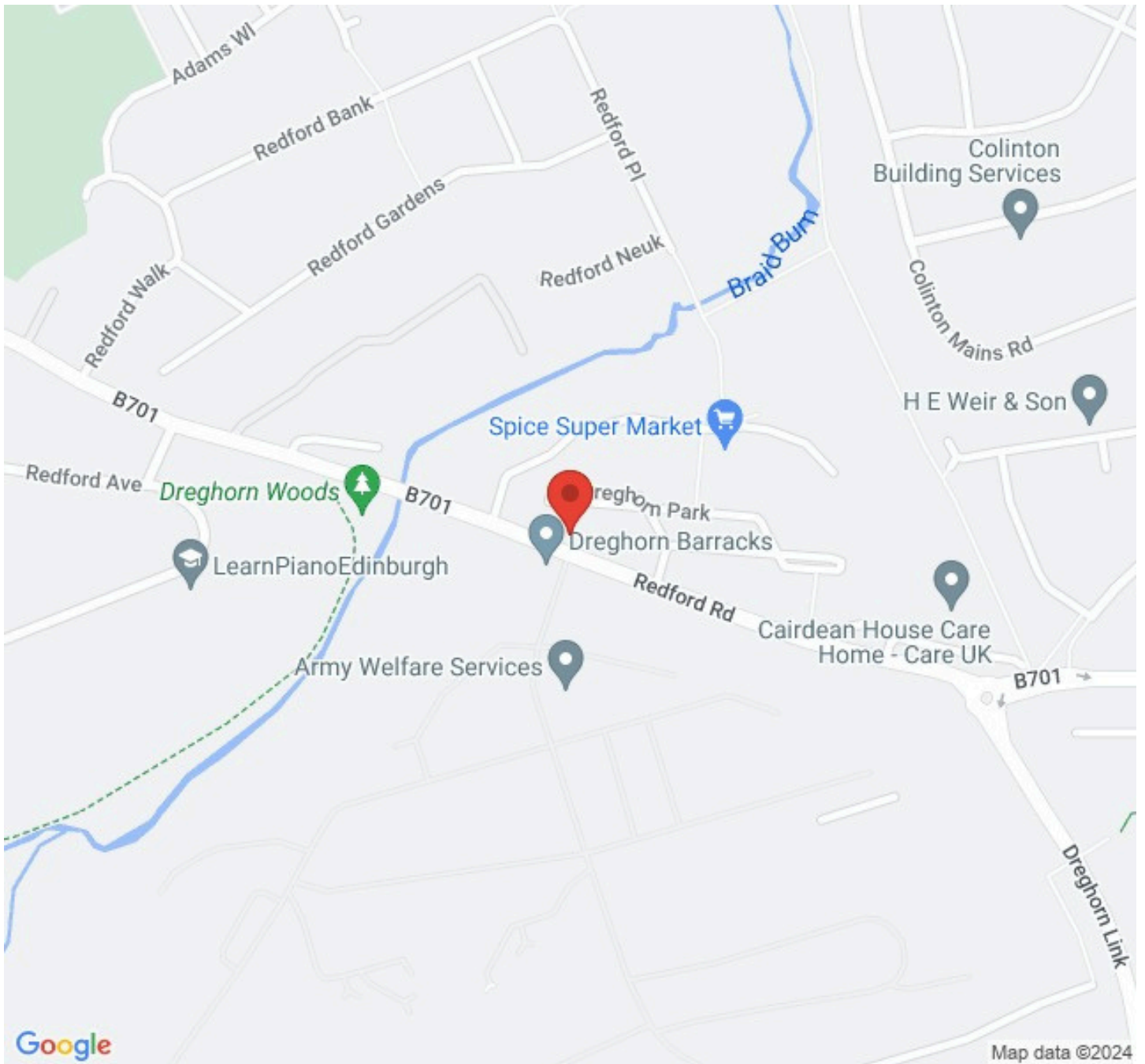
Total Area: 59.4 m² ... 640 ft²

All measurements are approximate and for display purposes only

Location

Colinton is a highly desirable suburb, lying south-west of the city, with the quaint Colinton Village at its heart, which has an excellent range of local amenities. The Merchants of Edinburgh and Braid Hills Golf courses are close by, as is the Pentland Hills Regional Park, which offers walking, biking, pony-trekking and skiing at Hillend snow sports centre. For those fitness fanatics, there is Craiglockhart Leisure and Tennis Centre. Schooling is well catered for in the area with secondary level in both the public and private sectors and two main campuses of Edinburgh Napier University are within easy reach.





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