










Offers Over

**£440,000**

## 257 Redford Road

Colinton | Edinburgh | EH13 9NH

An excellent opportunity has arisen to purchase this generously proportioned semi-detached bungalow, benefiting from private gardens to front and rear, situated within the ever popular residential area of Colinton, close to good local amenities and commuting links.

-  5 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



## Description

The deceptively spacious accommodation would make an ideal purchase for the growing family and early viewing is highly recommended. In brief the property comprises; welcoming entrance vestibule, light and airy reception room with open gas fireplace and storage cupboard, stylish fitted kitchen with appliances and door to rear, spacious dining room with fireplace, two good sized double bedrooms – one of them with fitted wardrobes, and modern shower room. Finally, the upstairs accommodation comprises; spacious upper landing, three further well proportioned double bedrooms and family bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob and ovens.

## Gardens & Parking

There are good sized private gardens to the front and rear mainly laid to lawn. Ample on-street parking is available to the front and in the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is situated within one of Edinburgh's most highly regarded residential districts. The property is within a short distance of all the amenities Colinton Village has to offer with further shops available at the nearby Gyle shopping centre and Hermiston Gait. The tranquility of the Water of Leith and nearby Colinton Dell is on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Reputable schooling within the vicinity is well served from primary to secondary levels. Swanston and Baberton Golf Clubs are within 5 minutes by car. For the commuter excellent public transport operates to many parts of the city with a frequent bus service serving the city centre. The City of Edinburgh Bypass provides links to Edinburgh International Airport and central Scotland's motorway network.



Approx. Internal Area 132.49 Sq M / 1426 Sq Ft.

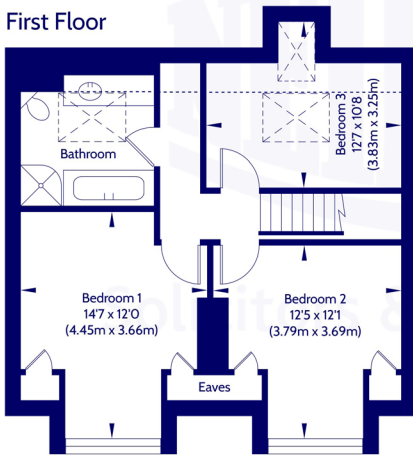
Not to scale. For identification only.

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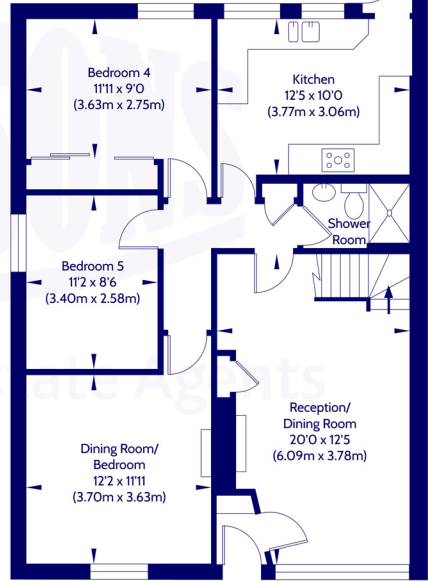


Storage

### First Floor



### Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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