



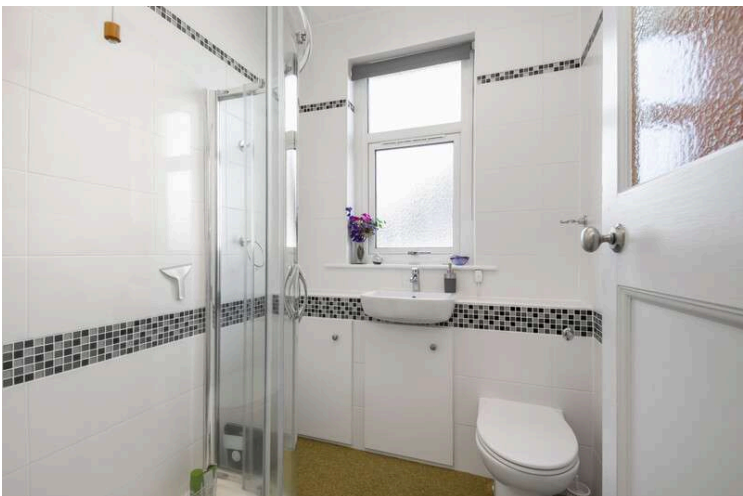
44 Redford Road, Edinburgh, EH13 0AE

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this charming well-proportioned two bedroom semi-detached bungalow with a pleasant dining room and sunny conservatory, the property further benefits from a beautiful south facing garden to the rear along with gardens to the front. The property is ideally located in the sought-after Colinton area of Edinburgh close to many local amenities within easy reach of the City Bypass. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Welcoming reception hallway, hatch to the partially floored generous attic space accessed by a Ramsay ladder.
- Front facing living room complemented by a bay window, feature fireplace with open fire, open shelved press.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances.
- Pleasant dining room with direct access to the conservatory.
- Conservatory with access to the rear garden.
- Front facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing with built in wardrobe storage.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage, corner shower unit and ladder radiator.
- Gas central heating and triple glazing.
- Beautiful south facing rear garden with a patio area, garden sheds included in the sale.
- Private garden to the front.
- On street parking.



Location

The property is located in the highly regarded Colinton area of Edinburgh, which lies to the south of the City Centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, including a post office, Tesco and Morrison Superstores. Local pubs and restaurants can be found close by, and there are many community events held in the area. Further facilities can be found at Craiglockhart and Morningside, including the usual banks and building societies, both locations being a short distance away and easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and a bowling club next door. Enjoyable walks can be had over the nearby Pentland Hills, and also the Water of Leith walkway. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

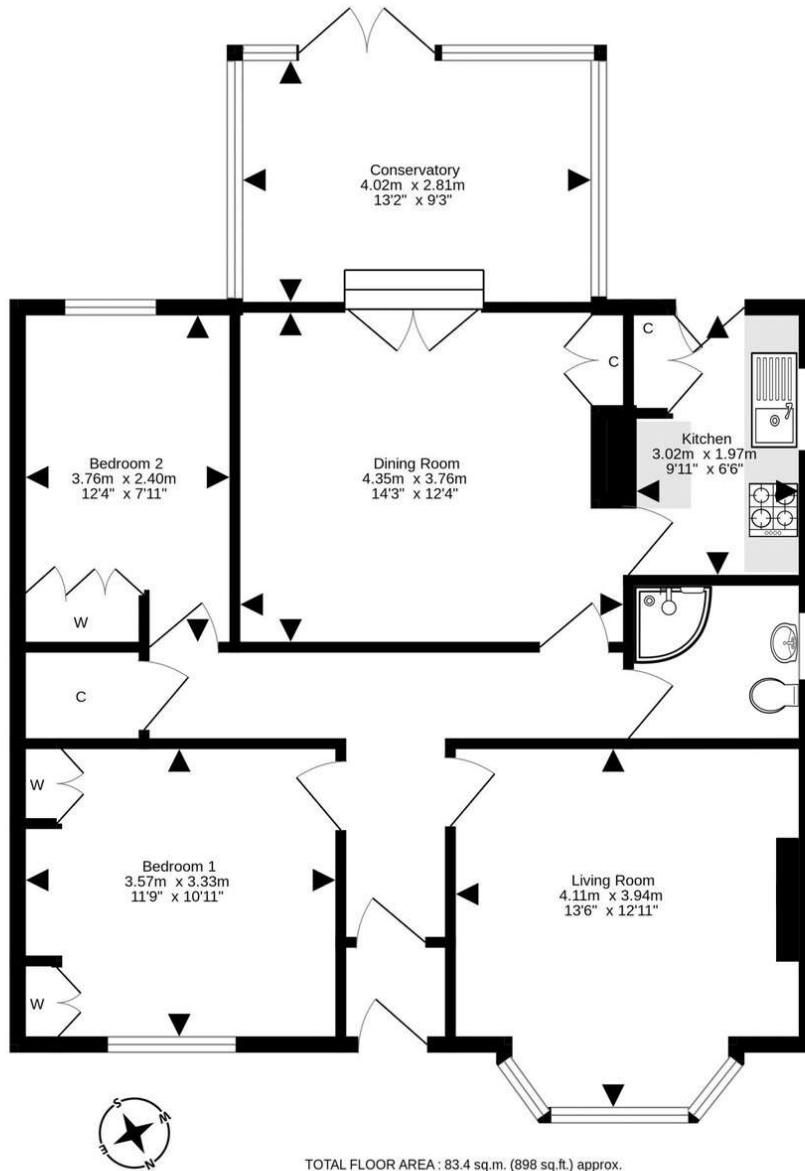
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



TOTAL FLOOR AREA : 83.4 sq.m. (898 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

