



Location

This four bedroomed, detached bungalow is situated in Redford, a popular residential area close to the picturesque conservation village of Colinton, South West of the City Centre.

Within the charming village itself, there are many local services including a Co-op, health centre and pharmacy, speciality shops, a library, pubs and restaurants. There are a number of larger supermarkets in the nearby area and several retail outlets within a short drive.

Leisure facilities are in abundance and include tennis and bowling clubs in the village itself, a tennis and sports centre at Craiglockhart, and several golf clubs. For walking and other outdoor pursuits, the spectacular Pentland Hills regional park and Bonaly Country Park are close by. Leisurely walks or cycles can be enjoyed in the tranquil Water of Leith walkway and nearby Colinton Dell which run through the village.

The property is excellently located for access to Heriot-Watt and Napier Universities and schooling is catered for from nursery to senior level in both the public and private sectors. The property is in the catchment of the reputable Bonaly Primary School.

Edinburgh City Bypass is close by for access to the motorway network and there are several bus services from Colinton to the city centre and surrounding areas.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance vestibule and hallway

Bright living room with bay window, fireplace and press shelving

Dining room leading to kitchen

Kitchen with cooker, washing machine and back door leading to rear garden; these items are believed to be in good working order though their condition is not warranted

Four spacious bedrooms - two on ground floor and two on first floor

Family bathroom on ground floor with shower over bath, WC and wash basin

Shower room on first floor with WC and wash basin

Pristinely maintained gardens to front and rear

Two garden sheds

Two car driveway to the front with access to rear garden via side gate

Gas central heating

Double glazing

Home Report

Please visit: www.allingham.co.uk or www.espc.com



ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

