



51 Redford Loan
Edinburgh, EH13 0AU

Hall
Sitting room
Fitted Kitchen
Master bedroom with built-in wardrobes
Bedroom two with built-in wardrobe
Dining room/Bedroom three
Shower room
Attic
Detached garage
Established gardens front and rear
Gas central heating
Double glazing
EPC: D
Council tax band: F

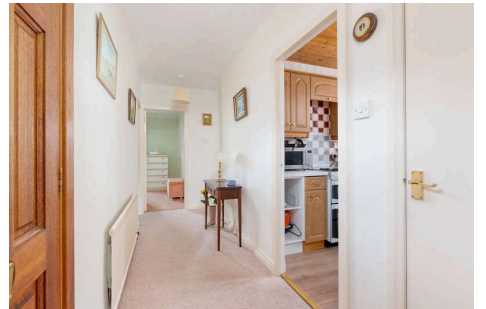
51 Redford Loan is a most delightful semi-detached bungalow located in the much sought after Colinton area of Edinburgh. This lovely family home is set amidst beautifully kept established gardens to both the front and rear with a single driveway and detached garage to the side. The property is in good order throughout and offers spacious and adaptable accommodation with lots of potential for further development (subject to the usual planning permission). Full gas central heating and double glazing has been installed and ensures a comfortable living environment.

The accommodation comprises: Hall with good storage facilities, sitting room with living flame gas fire set on hearth with marble fireplace, windows to front and side, kitchen fitted with base and wall mounted units with additional larder storage, door leading to side driveway, master bedroom to the rear with views over the garden and built-in wardrobe, second double bedroom to the rear with built-in wardrobe, double bedroom three/dining room with window to front. Shower room with shower set in unit, wash hand basin set on vanity unit and w.c., heated towel rail and window to side. To the side of the property there is a single driveway which leads to the detached garage with power and light. A particular feature of this lovely family home are the established, well-kept gardens which have been carefully designed and are stocked with a variety of flowering shrubs. There is a private patio, summer house and potting shed.

Redford Loan is located in one of Edinburgh's most sought after residential areas situated to the south west of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of every day shops, a health centre, pharmacy, dentists, post office, restaurants and churches with further facilities nearby including Tesco and a Morrisons Supermarkets. Colinton Village also has an excellent library which is well used by local residents. Spylaw Park, Bonaly and the Pentland hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to the Hillend ski-slope. Edinburgh's city by-pass is situated close by and provides excellent links to the main motorway network, Edinburgh Airport, Fife and East Lothian. There are also highly regarded local primary and secondary schools within the catchment area which includes Bonaly Primary School. A regular public transport service operates to and from the city centre and to surrounding areas.







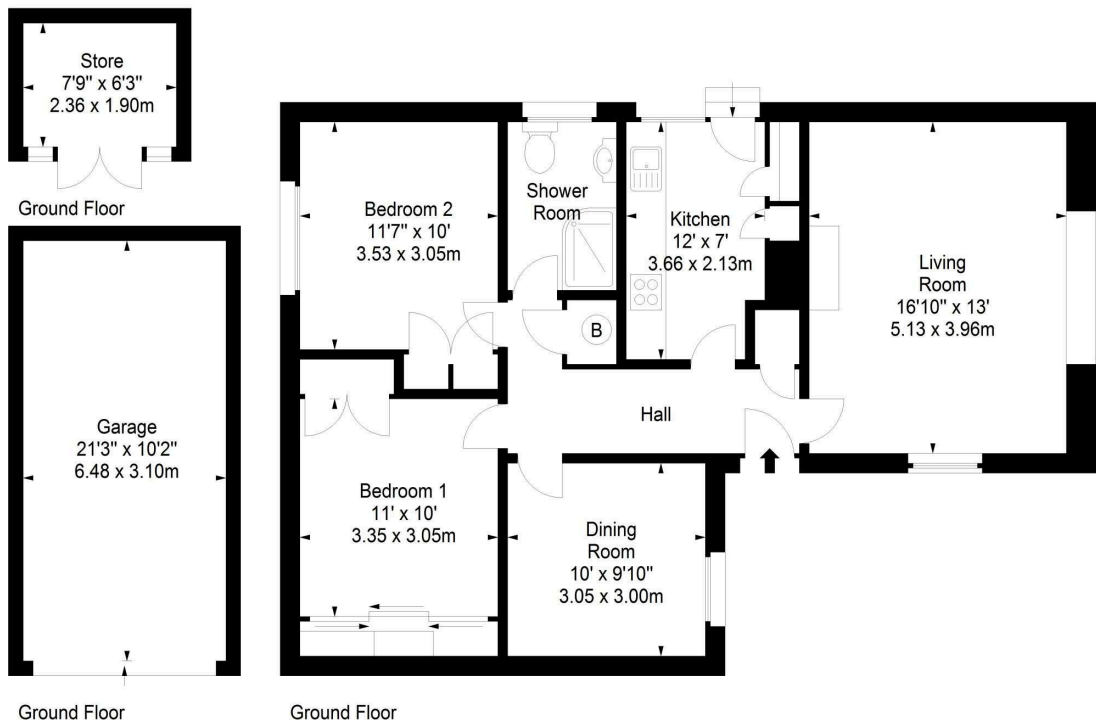




**Redford Loan,
Edinburgh,
Midlothian, EH13 0AU**



Approx. Gross Internal Area
859 Sq Ft - 79.80 Sq M
Garage & Store
Approx. Gross Internal Area
266 Sq Ft - 24.71 Sq M
For identification only. Not to scale.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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