





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



67 Redford Loan
Edinburgh, EH13 0AU

Entrance vestibule
Hall
"L" Shaped Living room/dining room
Kitchen
Three double bedrooms
W.C. Cloakroom and Family Bathroom
Single Garage
Driveway
Private Gardens front and rear
Gas central heating
Double glazing

EPC: D
Council tax band: F

67 Redford Loan is a most delightful chalet style semi-detached villa located in the much sought after Colinton area of Edinburgh. This charming family home has established gardens to both the front and rear with a single driveway and detached garage to the side. The property is in need of some general upgrading but offers good sized, 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: Entrance vestibule. Hall with good storage facilities. "L" Shaped sitting room with traditional fireplace with marble inlay and hearth, windows to front and rear with views towards Redford Barracks. Kitchen fitted with base and wall mounted units with additional larder storage, door leading to side driveway. Bedroom One to the front with views over the garden. Family bathroom with three piece white suite, Mira shower over bath with screen. A carpeted staircase leads to the upper floor. W.C. Cloakroom. Double bedroom two with built-in hanging cupboard and window to front. Double bedroom three with window to side and eaves storage. To the side of the property there is a single driveway which leads to the detached garage. This lovely family home has good sized established gardens to the front and rear which with lovely open views and good sized lawn.

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.











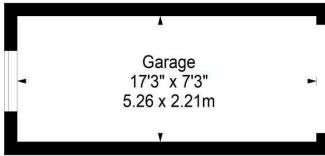




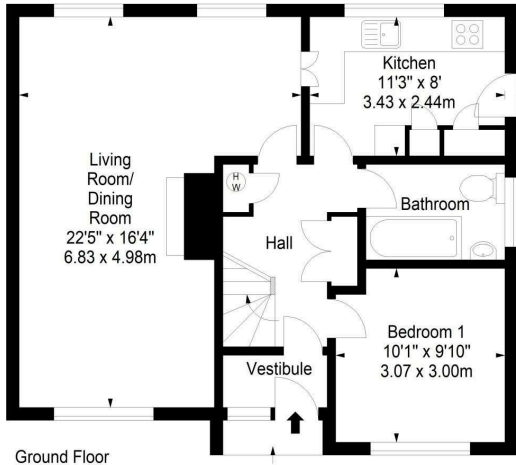
Redford Loan,
Edinburgh,
Midlothian, EH13 0AU



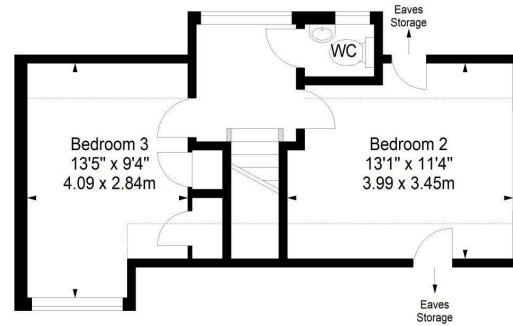
Approx. Gross Internal Area
1001 Sq Ft - 92.99 Sq M
Garage
Approx. Gross Internal Area
125 Sq Ft - 11.61 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS