



37 Redford Drive

COLINTON | EDINBURGH | EH13 0BE



MURRAY
BEITH
MURRAY

37 Redford Drive

COLINTON | EDINBURGH | EH13 0BE

37 Redford Drive is an impressive, semi-detached villa with ample off-street parking, detached garage with workshop and a well-maintained private south facing garden. The property is beautifully presented and provides bright and flexible family accommodation over two floors.

Ground floor: Entrance vestibule; welcoming hall with storage cupboard; spacious sitting room with box-bay window and wood burning stove; stunning and modern kitchen with a range of wall mounted and floor standing units, ample space for a dining table and chairs, bi-fold door to the family room and direct access to the south facing enclosed rear garden; family room with patio doors to the rear garden; double bedroom 1 with built-in-wardrobes; double bedroom 2; contemporary family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over and under-floor heating.

First floor: Bedroom 3 / study; ensuite bathroom with under-floor heating and a white three-piece suite; double bedroom 4 with built-in-wardrobes and under-eaves storage.

Garage with up-and-over door. Workshop / office with washing machine and tumble dryer.

To the front of the property is a monoblock driveway with ample space for off-street parking. To the rear is a large, south-facing private garden laid to lawn with mature borders and patio. The garden shed, wendy house and wood store are all included in the sale.

Unrestricted parking on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". Integrated appliances include the oven, Neff hob, dishwasher and fridge freezer and all are included in the price.

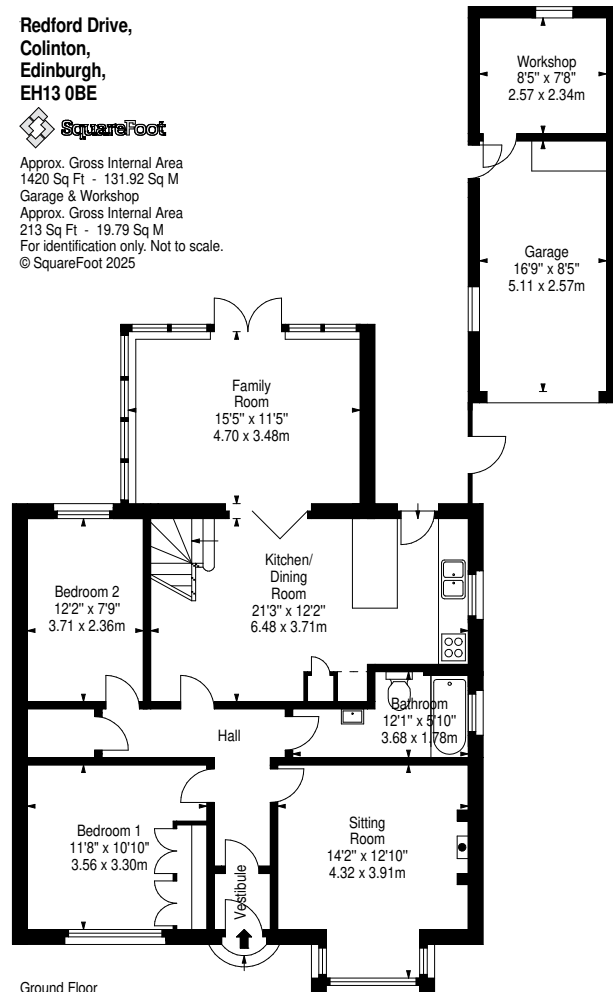




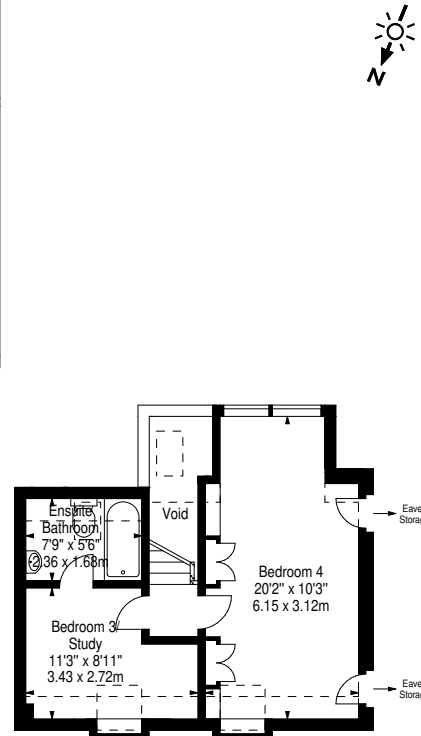
**Redford Drive,
Colinton,
Edinburgh,
EH13 0BE**



Approx. Gross Internal Area
1420 Sq Ft - 131.92 Sq M
Garage & Workshop
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Location

The property lies within the district of Colinton, a village dating back to the 11th century and still features numerous small boutique shops, bars and restaurants. Morrisons and Tesco supermarkets are approximately a mile or so away, with further amenities available at The Gyle and Straiton retail parks. The property comes within the catchment areas of several well-regarded high schools, as well as Bonaly, Colinton and St Mark's Primary schools. Merchiston Castle School, George Watson College, Heriot Watt and Napier Universities are all close by. Leisure facilities are well provided for by way of public parks, the Water of Leith walkway through Colinton Dell, Hillend Ski Centre, The Pentlands Regional Park and numerous golf courses both within and outside the city limits. There is a regular bus service to the city centre and the city bypass is a short drive away providing an easy link to Edinburgh Airport and the wider motorway network of central Scotland.



MURRAY
BEITH
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.