



47 Redford Avenue
COLINTON | EDINBURGH | EH13 0BU


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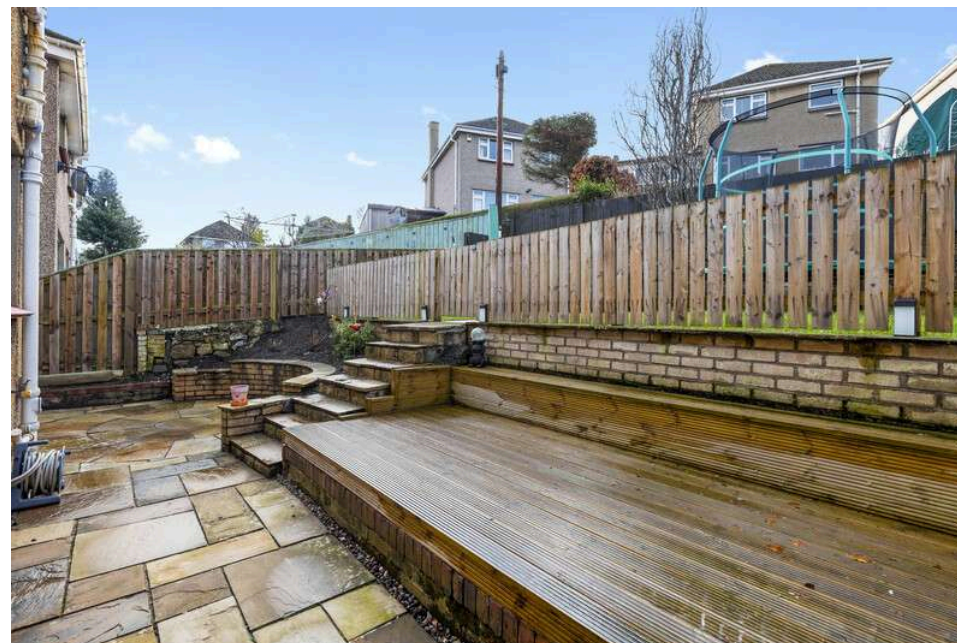
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Beautifully presented three bedroom semi-detached home with high spec interior and well landscaped gardens, forming part of the prestigious Colinton area of Edinburgh, a very popular and convenient residential area to the South of Edinburgh and on the doorstep of the Pentlands.

This property occupies a pleasant situation on a well-tended plot and comes with a well maintained front and back gardens and with off street parking on the front driveway. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The open plan living at the back of the property has large windows which ensure an abundance of natural light and access to the garden. The beautifully appointed kitchen has been fitted with built in double oven, gas hob and fan, dishwasher, washing machine, and fridge/freezer. The spacious lounge also located on the ground floor and at the front of the property has sweeping doors into the kitchen diner and benefits from a media wall. Upstairs there are three bedrooms, one with built in wardrobe and two similar in size, one at the front and one at the rear of the property. Completing the accommodation is the spacious family bathroom with shower over the bath and heated towel rail. Further benefits on offer include gas central heating, double glazing, a partially floored attic, intruder alarm, spacious porch, extremely attractive landscaped gardens at the front and rear with a mixture of patio areas, laid lawn, decking and front driveway.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Porch/Entrance Hall
- Spacious Open plan Kitchen/dining with access to the rear garden
- Spacious Living room with doors into the kitchen/dining area
- 3 Double Bedrooms
- Excellent location, close to the Pentlands
- Well landscaped gardens
- Front driveway
- Gas central heating & double glazing
- Partially floored Attic

All blinds, curtains and white goods will be included in the sale.

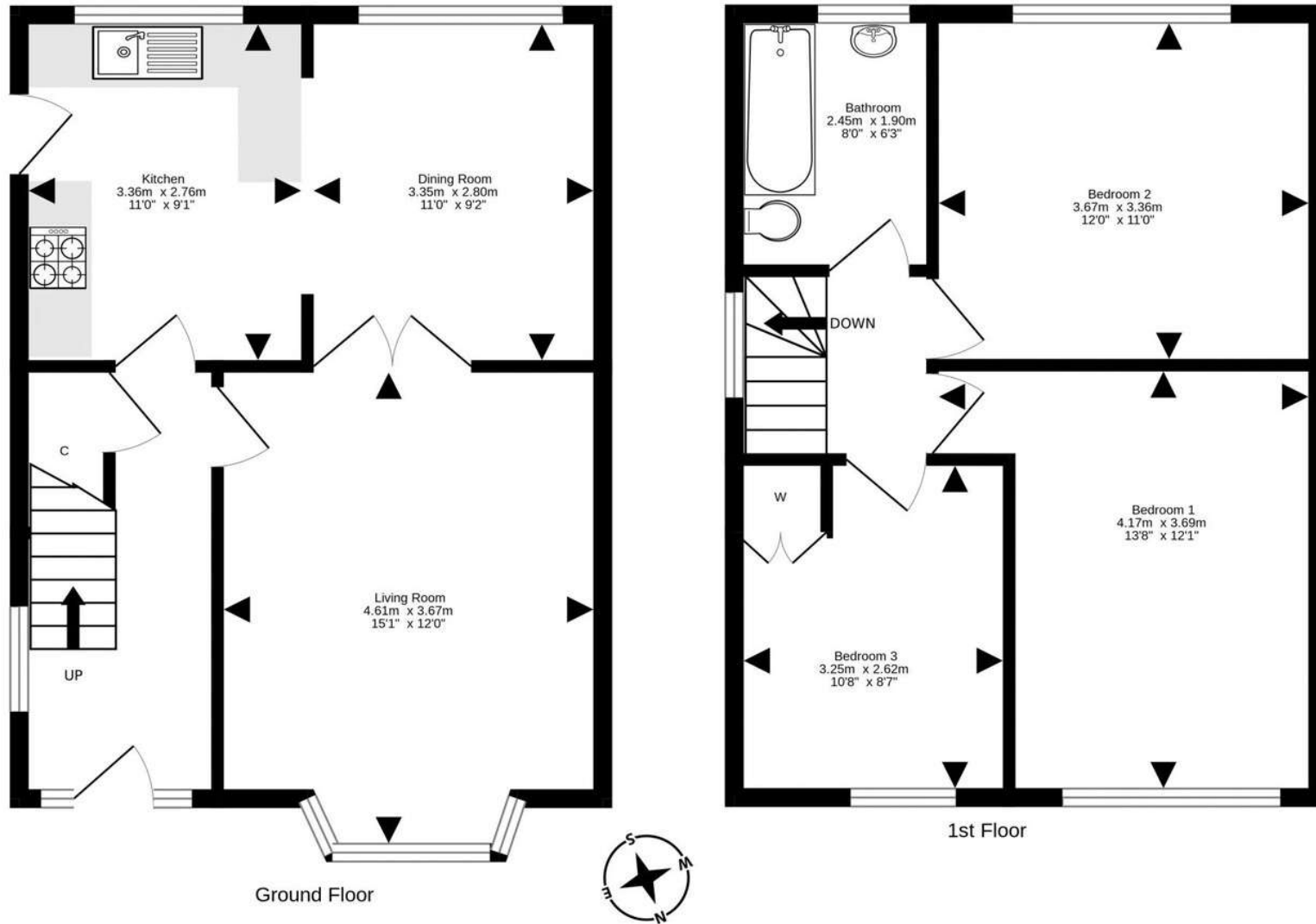
EPC Rating C.



The subjects are 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.







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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