

OFFERS OVER £235,000

93 Redford Road
Edinburgh, EH13 0AD

drummondmiller
Solicitors & Estate Agents



- 2 bed main door upper villa in Colinton with stunning views of the Pentland and Craiglockhart Hills
- Private rear garden
- Bright and spacious living room with dining area
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- Located in an established residential area close to recreation facilities, shops, and nature
- Unrestricted on-street parking
- Contemporary shower room
- EPC C

Description

Drummond Miller is delighted to present this beautifully presented and bright 2-bedroom upper villa.

Accessed via a new uPVC main door, the property opens to an internal staircase leading to the upper landing with storage cupboard and attic access.

The bright living/dining room features a fireplace, wooden flooring and views of the Pentland Hills. The fitted kitchen enjoys views of Craiglockhart Hill and includes an integrated gas hob, electric oven, fridge freezer and freestanding washing machine.

There are two generous double bedrooms, both benefitting from fitted wardrobes.

The contemporary shower room is finished with wet-wall panelling and includes a Hansgrohe shower, WC, basin with vanity, and a heated towel rail.





Central Heating and double glazing

The property benefits from gas central heating powered by a condensing gas boiler. Double glazing is fitted throughout.

Garden and parking

Externally, the property enjoys private gardens to the side and rear, with garden shed, decked area and flowerbed, providing excellent outdoor space. There is also access to a well-maintained communal drying green with an open outlook. In addition, the property benefits from unrestricted on-street parking.

Location

The historic village setting of Colinton offers a charming community atmosphere while remaining conveniently close to the centre of Edinburgh. The area is well served by local amenities including a Co-op, pharmacy, medical centre, dentist, post office, library and a range of cafés and restaurants, all within walking distance.

Larger supermarkets can be found nearby including Tesco Superstore Colinton Mains, Aldi Colinton Mains, Morrisons Hunters Tryst and Sainsbury's Longstone.

The property is also close to the Edinburgh Napier University Craiglockhart Campus and offers convenient access to the A720 City Bypass, connecting to Edinburgh Airport and the Queensferry Crossing.

For outdoor recreation, residents can enjoy nearby scenic walks at Colinton Dell and along the Water of Leith walkway, as well as the extensive trails of Pentland Hills Regional Park including access points at Bonaly and Swanston. Local green spaces include Campbell Park and Spylaw Park.

Sports and leisure facilities nearby include Colinton Bowling Club, Colinton Tennis Club, Kingsknowe Golf Course, Craiglockhart Leisure and Tennis Centre and the Midlothian Snowsports Centre.

Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £240,000, and a link to the Home Report is available from the ESPC website.

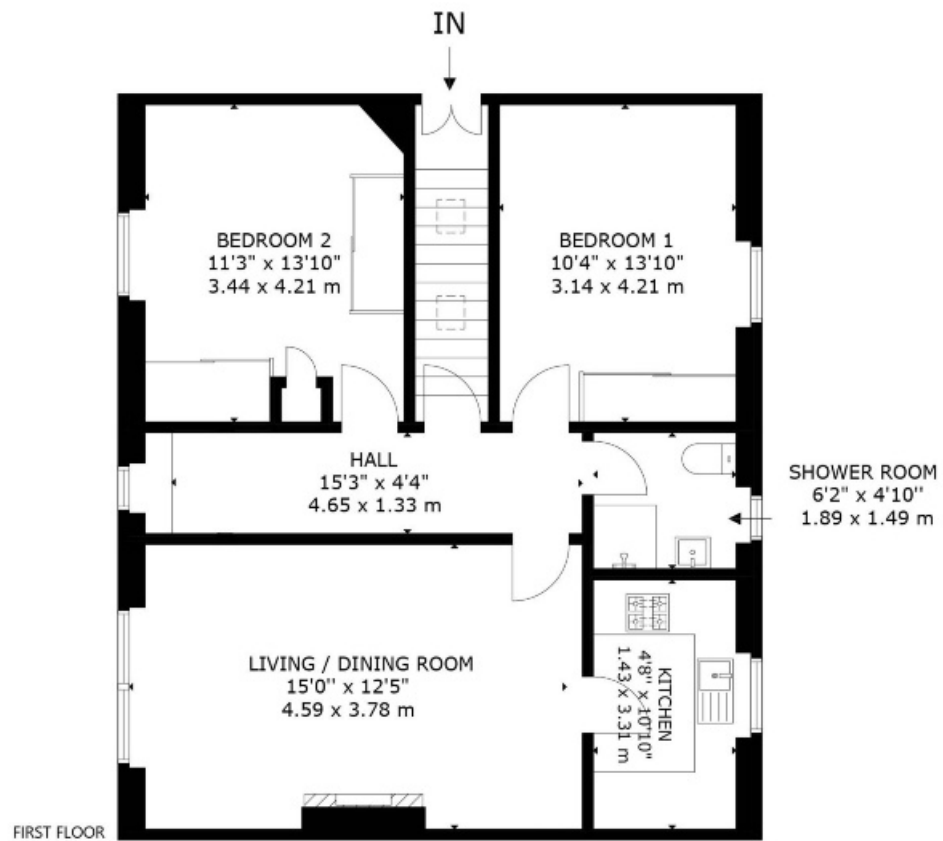
Viewing

By appointment with the Agent, telephone 0131 229 3399.

Extras

Included in the sale are the integrated kitchen appliances, washing machine, window blinds/voiles and the garden shed. Garden furniture, garden flower planters and curtains are not included in the sale. No warranties are given in respect of the appliances.





93 REDFORD ROAD, EDINBURGH, EH13 0AD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 856 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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