



171/5 Redford Road  
COLINTON | EDINBURGH | EH13 9NF

  
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solicitors & estate agents



## 171/5 Redford Road

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This beautifully presented top-floor, two-bedroom flat forms part of an exclusive block of just six properties, ideally located close to the historic Edinburgh village of Colinton. Set within well-maintained communal grounds, the property benefits from gas central heating, double glazing, and private residents' parking, and is offered in true move-in condition.

The accommodation opens into a welcoming entrance hall, complete with a large storage cupboard. The bright and spacious lounge features French doors that lead out onto a south-facing balcony, providing an abundance of natural light and a pleasant outdoor space.

The stylish, modern fitted kitchen is equipped with white shaker-style units, contrasting wooden work surfaces, and a full range of integrated appliances, including a double electric oven, microwave, gas hob with extractor, fridge/freezer, and washing machine.

There are two well-proportioned double bedrooms, both of which benefit from fitted wardrobes, offering excellent storage. The bathroom is fitted with a contemporary white three-piece suite, including a shower over the bath, wash-hand basin, and WC.

Additional features include gas central heating and double glazing throughout, a secure entry phone system, private residents' parking, and access to well-maintained, factored communal grounds.

- Top-floor, two-bedroom flat in a small block of six properties near historic Colinton.
- South-facing balcony off bright, spacious lounge.
- Modern fitted kitchen with integrated appliances, including dishwasher.
- Integrated wine fridge.
- Two double bedrooms with fitted wardrobes.
- Gas central heating, double glazing, and secure entry system.
- Private residents' parking and well-maintained communal grounds.
- Spacious floored attic for additional storage
- Factor Fees payable to Lowther Homes, approximately £172 per quarter.

Energy Rating C, Council Tax D

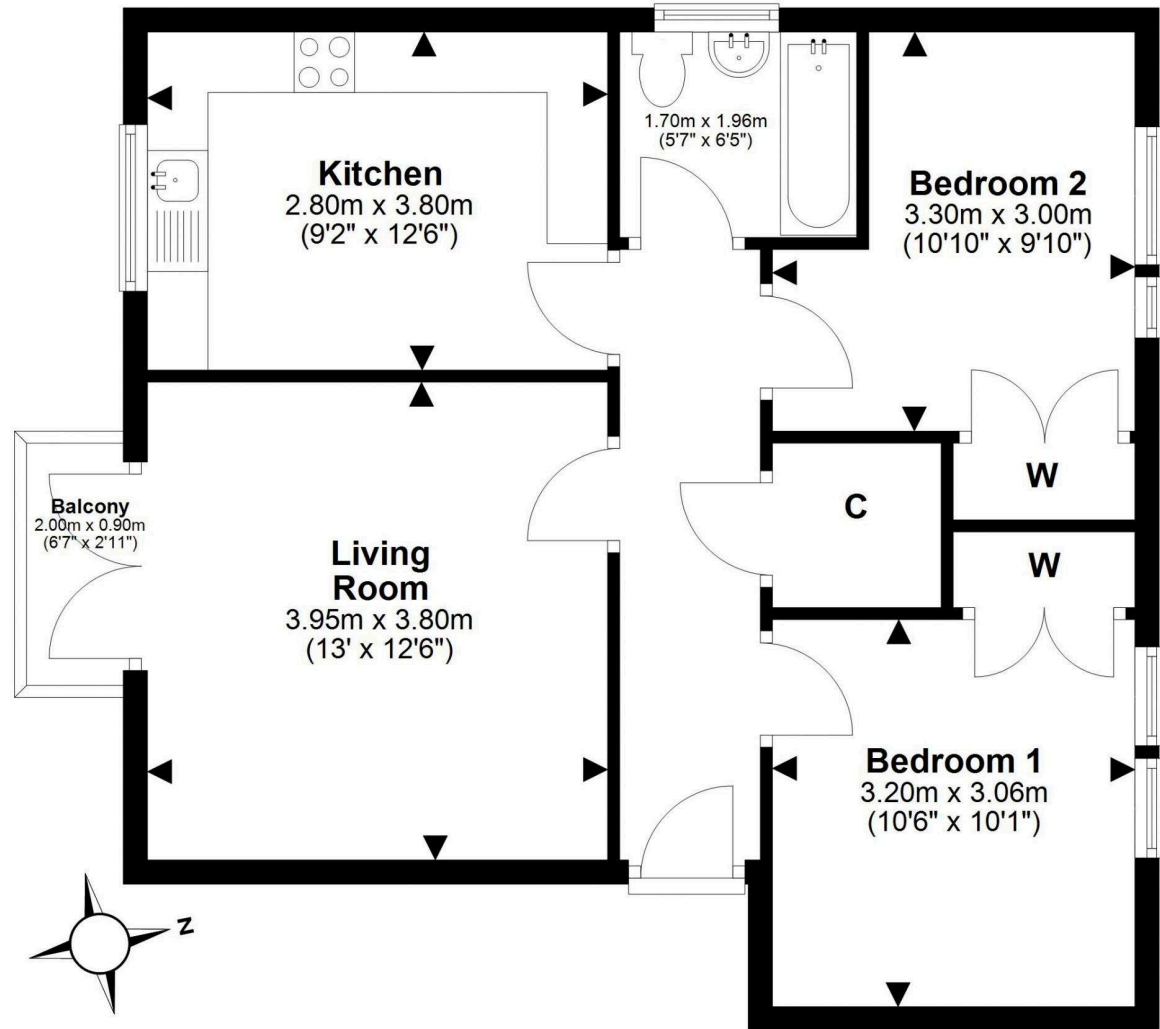
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. 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.

All fixtures, TV bracket & blinds in the kitchen, the curtains in both bedrooms and all integrated appliances are included in the sale.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.