

**70 Redford Loan  
Edinburgh EH13 0AT**

**Offers Over £500,000**

- Charming 4 bed semi-detached property
- Open plan lounge/kitchen/diner
- 4 bedrooms
- Shower room with mains shower
- Gas central heating
- Double glazing
- Private front and rear gardens
- Driveway and garage

**Council Tax Band: F**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



1



4



2



EPC D



## Four bed Semi-Detached

70 Redford Loan is a delightful, semi detached property situated in the highly sought-after Colinton area of the city. Offering generous living space and with easy access to an excellent range of local amenities, schools and green space, this property is sure to attract a wide range of buyers. Early viewing is highly recommended.

The bright and spacious open-plan lounge, kitchen, and dining area enjoys direct access to the rear garden, creating an ideal space for relaxing or entertaining. The kitchen is thoughtfully designed with a convenient breakfast bar, wall and base storage, a generous pantry, electric oven, gas hob, and integrated appliances. Also on this level is a well proportioned double bedroom with decorative fireplace adding warmth and character, and a versatile study, which could be used as a nursery or an additional bedroom. The shower room features a walk in shower with mains shower and two piece suite. Upstairs, there are two double bedrooms. The master with private WC and generous eaves storage. The second double bedroom is complete with fitted wardrobes, providing excellent storage. Further benefits include gas central heating and double glazing. Externally, the property is set within well maintained gardens, the rear garden provides direct access to woodland walks perfect for dog walking, or simply enjoying nature right from your doorstep. A private driveway, garage, and additional on-street parking provide ample space for vehicles.

Colinton offers a wealth of local amenities, including independent retailers, a Co-op, pharmacy, GP practice, churches, post office, restaurants and bars with larger supermarkets just a short drive away. The vibrant areas of Morningside and Bruntsfield are also within easy reach, offering a wider selection of shops, a Waitrose, cinemas, theatres, and fantastic dining options.

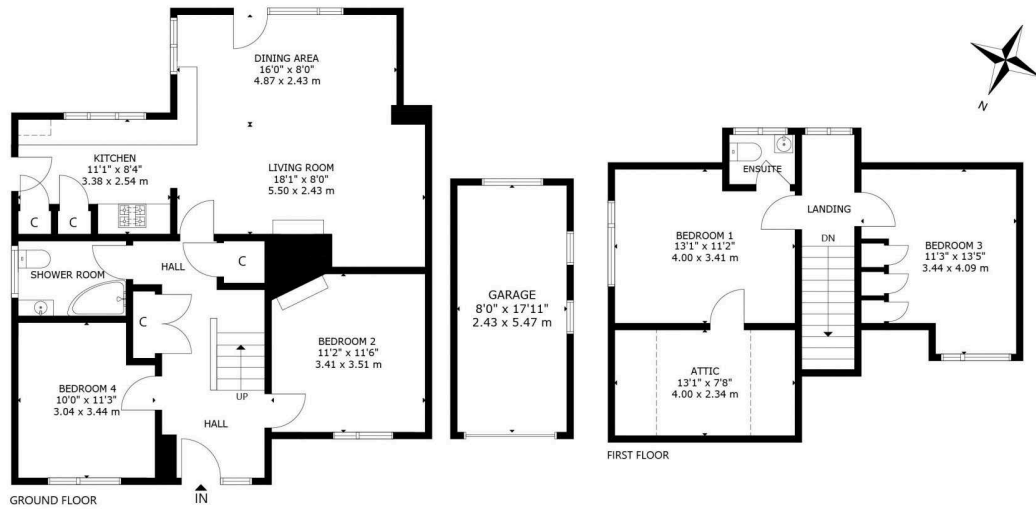
For outdoor enthusiasts, the nearby country parks and the stunning Pentland Hills offer excellent walking and outdoor activities.

The area provides an excellent selection of local schools, including Bonaly Primary, Firhill High School, and Merchiston Castle School, along with other prestigious independent schools just a short drive away. Commuters will benefit from regular public transport links, as well as easy access to the City Bypass and motorway network.

**Open Viewing Sunday 2-4pm or By appointment 0131 337 1800**







70 REDFORD LOAN, EDINBURGH, EH13 0AT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,339 SQ FT / 124 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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