

COULTERS[©]

25 REDFORD LOAN

COLINTON, EDINBURGH, EH13 0AY

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully situated within the highly sought-after residential area of Colinton, 25 Redford Loan is an attractive three-bedroom semi-detached bungalow offering well-proportioned accommodation, private front and rear gardens, a driveway and garage.

The property enjoys a particularly appealing setting, with the Pentland Hills and Water of Leith close by, while Colinton's excellent local amenities and convenient transport links provide easy access to Edinburgh and beyond.

KEY FEATURES



Attractive semi-detached bungalow.



Three double bedrooms and contemporary bathroom.



Sitting room with multi-fuel stove.



Private front and rear gardens.



Driveway and garage.



Situated in the highly desirable area of Colinton.



EPC Rating - C



Council Tax Band - F



The accommodation comprises - entrance hall with two storage cupboards; sitting room with dual aspect windows and multi-fuel stove; kitchen with folding breakfast bar and door to the drive/garage; double bedroom 1 with fitted wardrobe; double bedroom 2 with fitted wardrobe and sliding doors leading out the rear garden; double bedroom 3; and recently renovated bathroom.

A Ramsay-style ladder provides access to the large floored attic space which has 3 Velux windows providing natural light.

There may be scope to extend the property into the attic space or to the rear, subject to the necessary planning consents.





Externally, the property boasts private front and rear gardens. The rear garden has a large central lawn surrounded by established herbaceous borders, a summerhouse and a paved seating area.

A gravel driveway and single garage with light and power are valuable additions with further unrestricted parking available on Redford Loan.

THE LOCAL AREA

Colinton is perfect for those seeking a peaceful, suburban lifestyle whilst still living within easy reach of the city. It is a picturesque residential area located in the south-west of Edinburgh, nestled at the foot of the Pentland Hills.

The high street offers a range of amenities, including independent shops, a small supermarket, cafes, restaurants and several popular pubs. The property lies in the catchment area for the highly regarded Bonaly Primary School and Firrhill High School.

The Pentland Hills and Water of Leith are both on the doorstep making it an ideal location to enjoy outdoor activities such as cycling, walking, and running.

Regular bus services offer swift access to Edinburgh's cultural and commercial districts and the City Bypass, M8 and M9 are easily accessible.

EXTRAS

All fitted flooring, blinds and light fittings are included in the sale price, as are the kitchen appliances. The summerhouse in the rear garden will also remain.





Redford Loan,
Edinburgh,
Midlothian, EH13 0AY



Approx. Gross Internal Area
887 Sq Ft - 82.40 Sq M

Attic

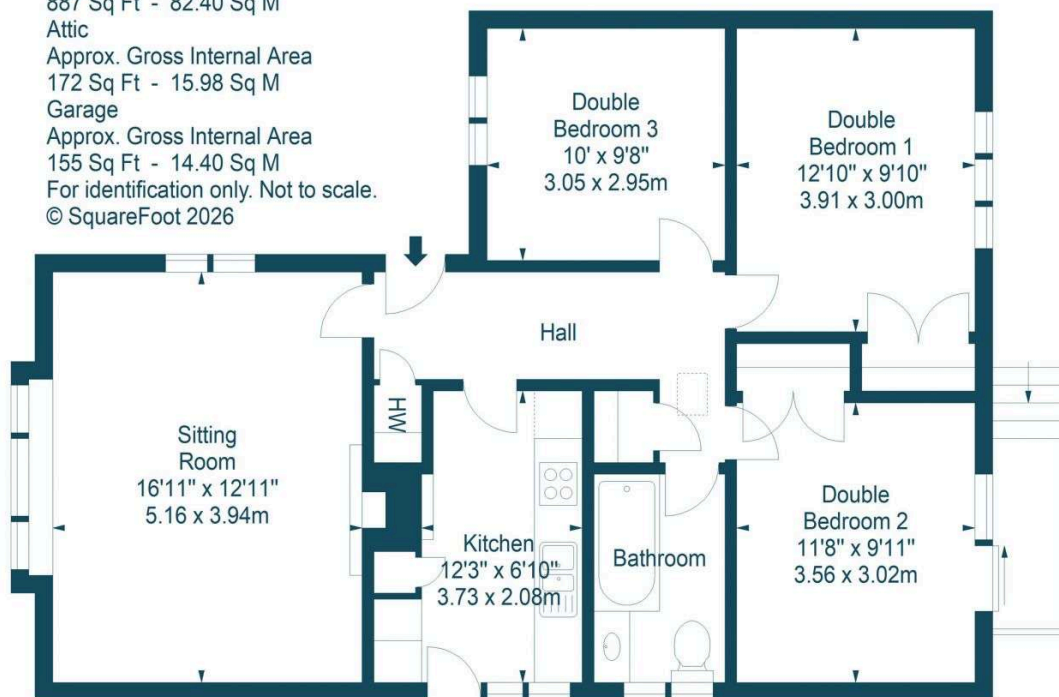
Approx. Gross Internal Area
172 Sq Ft - 15.98 Sq M

Garage

Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M

For identification only. Not to scale.

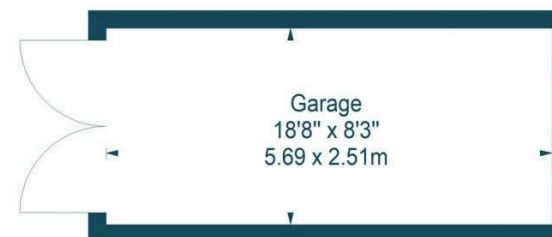
© SquareFoot 2026



Ground Floor



Attic Floor



Garage
18'8" x 8'3"
5.69 x 2.51m

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.