

A photograph of a two-story house with a light-colored, textured facade. The house has a brown tiled roof and a chimney. The front entrance features a white door with a small porch and a white bay window to the right. A brick driveway leads to a white garage door. A wooden fence runs along the left side of the property, with several hanging baskets. The sky is blue with scattered white clouds.

8 Redford Avenue
Colinton
Edinburgh
EH13 0BX







Attractive three bedroom, detached villa with private gardens, driveway and garage located in the popular residential area of Colinton which lies to the south of the City Centre. Local shops and amenities providing for all everyday needs are available in nearby Colinton village. Additional shopping facilities are to be found at Colinton Mains, which has a large Tesco store and at Hunters Tryst which has a Morrisons supermarket.

Well regarded schooling is available from nursery to senior level, within the private and public sectors. Regular bus services are available on nearby Redford Road and Colinton Road to and from the City Centre and many surrounding areas. For commuters, ready access southwards is available to the city bypass, which links with the A1, M8, M9, M90, The Forth Road Bridge and Edinburgh International Airport.



The open spaces of Colinton Dell and the Pentland Hills Country Park are nearby and Craiglockhart sports and tennis centre is just a short drive away.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine and fridge/freezer.



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PROPERTY DETAILS

- Entrance Vestibule with wood panelling., Coat hooks.
- Hallway with carpeted staircase to upper floor. Under stair cupboard.
- Bright and spacious Living Room with windows to front and side. Feature fireplace with living flame gas fire.
- Dining Room with window to rear overlooking garden. Space for good sized dining table and chairs. Serving hatch to kitchen.
- Modern and fully fitted Kitchen with matching wall and base units. Integrated electric hob, oven and grill. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Built in cupboard. Wall mounted combi boiler. Window to rear overlooking garden. Door to garden.

Upper Floor

- Landing with attic access hatch leading to a floored attic providing excellent additional storage space. Window to side.
- Large Double Bedroom with window to front. Extensive built in mirrored wardrobes with hanging space and shelving.
- Second Double Bedroom with window to rear overlooking garden. Built in mirrored wardrobes with hanging space and shelving. Built in cupboard.
- Third Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Mirror with integrated lights. Frosted window to rear.



Viewing by appointment on 0131 524 3800







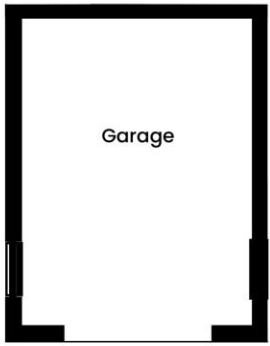
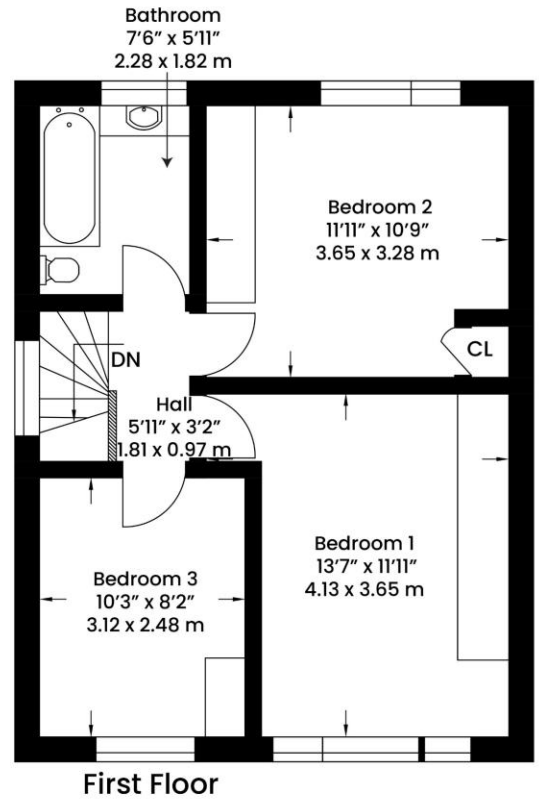
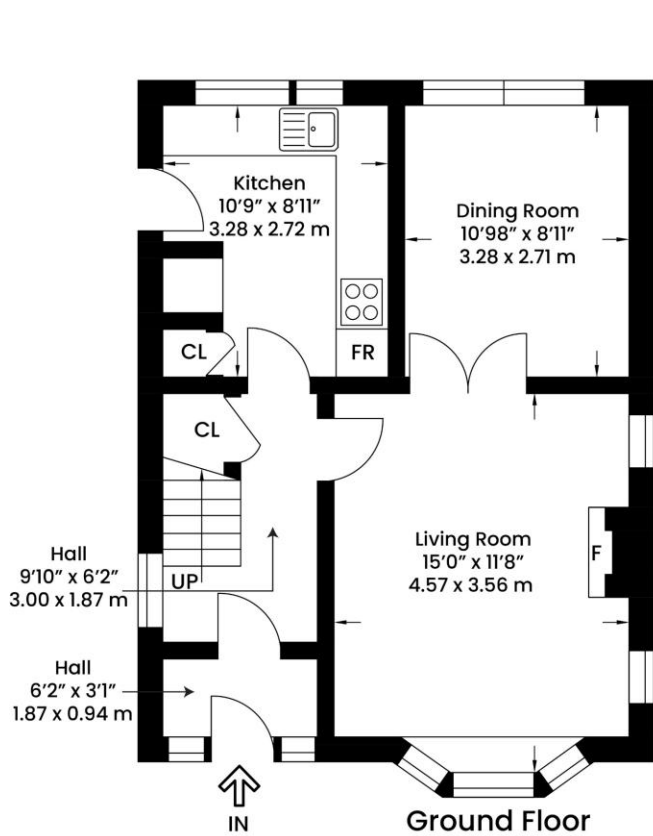


External

A monobloc driveway provides off-street parking for several cars and leads to a detached single garage with up and over door, power and light.

The side and rear gardens are fully enclosed and feature patios and decked areas with space for garden furniture, lawns and an attractive array of established plants and shrubs. The garden sheds are included in the sale.





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Energy Efficiency Rating: D
Council Tax Band: F



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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