



36 Redford Road  
COLINTON | EDINBURGH | EH13 0AE

  
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## 36 Redford Road

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Set in the heart of sought-after Colinton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached corner-aspect villa. Boasting scenic views, private gardens, a wide driveway and garage this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with feature fireplace, a stunning dual aspect dining kitchen with a contemporary kitchen and generous dining space, a large double bedroom, a single bedroom or ideal home office and downstairs is completed by a stylish bathroom with shower over bath. Following up a carpeted staircase the upper level enjoys two further well-proportioned double bedrooms. Externally the wrap round gardens are mainly laid to lawn with a paved section ideal for al fresco entertaining.

- Semi-detached home on generous corner plot
- Heart of Colinton location
- Wrap round gardens, driveway and garage
- Welcoming hallway
- Bright bay windowed lounge
- Dual aspect dining kitchen
- Three double bedrooms
- 4th single bedroom or ideal home office
- Stylish bathroom with shower over bath

Council Tax: E , Energy Rating: D

No factor associated with this property

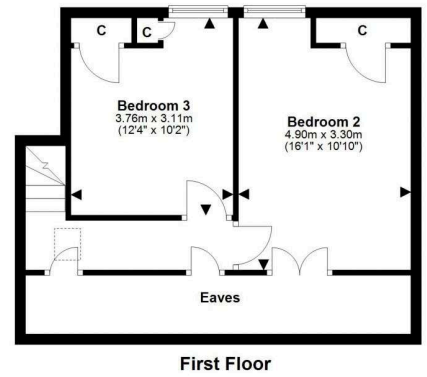
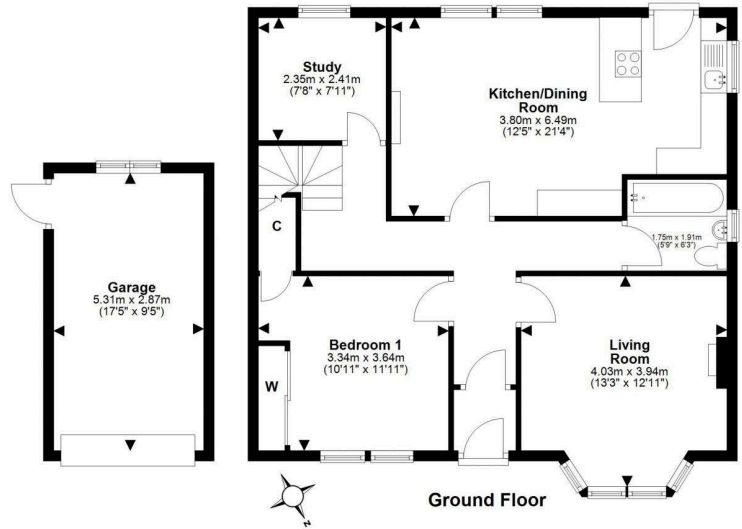
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, cooker, dishwasher, fridge freezer, washing machine, all blinds, and curtains except ones in lounge and front bedroom.

The subjects are located in the highly regarded Colinton area of Edinburgh. Colinton enjoys a strong village atmosphere with local amenities such as a health centre, pharmacy, post office, pubs, and restaurants all close by. This vibrant and close-knit community is celebrated for its welcoming atmosphere, rich heritage, and a perfect balance of peaceful green spaces such as nearby Spylaw Park and convenient city access. Further facilities can be found at Craiglockhart and Morningside, both locations being a short distance away and easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and a bowling club nearby. Perfectly positioned for outdoor enthusiasts, the property offers immediate access to scenic walks along the Water of Leith and a short distance to the Pentland Hills, providing an abundance of picturesque trails and nature on your doorstep. 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





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.