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19 Redford Terrace
Edinburgh, EH13 0BT

No onward chain
Neutral décor throughout
Upto four bedrooms
Potential to extend the dwelling subject to permissions
South facing established rear gardens
EPC: Rating D
Council tax: Band F

19 Redford Terrace is a charming semi-detached bungalow located in the highly sought-after Colinton area of Edinburgh. Set within established front and rear gardens, the property also benefits from a generous driveway running along the side. Redford enjoys a convenient position within easy reach of the city centre, while offering excellent local amenities and well-regarded schools nearby.

Although the property would benefit from some modernisation, it offers spacious and flexible accommodation with excellent potential for extension or reconfiguration, subject to the usual planning consents. The home has been well maintained and is presented in bright, neutral décor throughout, providing an ideal opportunity for a new owner to personalise the space. There is clear scope to adapt the layout to make the most of the attractive south-facing rear garden, creating a strong indoor-outdoor connection well suited to modern family living.

Internally, the accommodation is well balanced. The generous south-facing lounge features a large rear window that fills the room with natural light, creating a welcoming space for relaxing or entertaining. The kitchen, also south-facing, is fitted with a range of wall and base units, with freestanding under-counter appliances-including a fridge, freezer, washing machine and single oven-included in the sale. The property currently offers a flexible layout with up to four bedrooms, with the three principal bedrooms located on the ground floor and served by a shower room with a convenient walk-in shower.

Externally, the front garden features a well-maintained lawn with a decorative stone border. The large driveway provides off-street parking for multiple vehicles and leads to side access to the rear garden. The south-facing rear garden is a particular highlight, with a mature lawn and a variety of established planting beds providing colour and interest throughout the seasons. The generous garden space offers excellent potential for a rear extension or garden room, while mature hedging and planting along the boundary provide a good degree of privacy.

The accommodation comprises:

Entrance vestibule. Hall with under stair storage. Large south facing living room, Kitchen, Downstairs shower room, three downstairs bedroom, Upstairs Bedroom 4 and Loft storage. The property also benefits from gas central heating and double glazing.

Location:

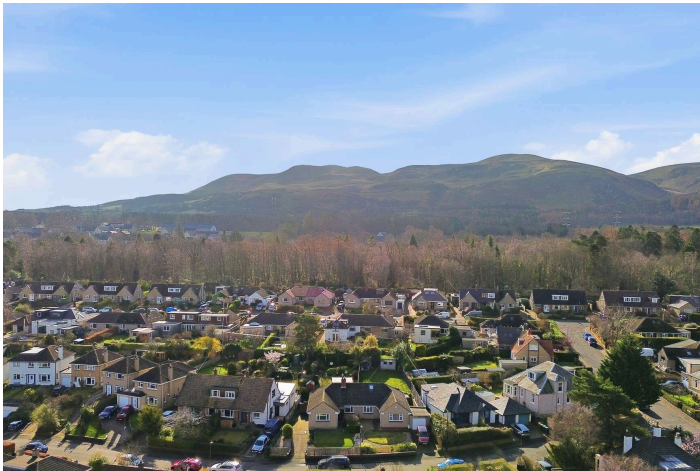
Redford terrace is located in one of Edinburgh's most sought after residential areas situated to the south west of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of every day shops, a health centre, pharmacy, dentists, post office, restaurants and churches with further facilities nearby including Tesco and a Morrisons Supermarkets. Colinton Village also has an excellent library which is well used by local residents. Spylaw Park, Bonaly and the Pentland hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists. The area has good golf courses and easy access to the Hillend ski-slope. Edinburgh's city by-pass is situated close by and provides excellent links to the main motorway network, Edinburgh Airport, Fife and East Lothian. There are also highly regarded local primary and secondary schools within the catchment area which includes Bonaly Primary School. A regular public transport service operates to and from the city centre and to surrounding areas.

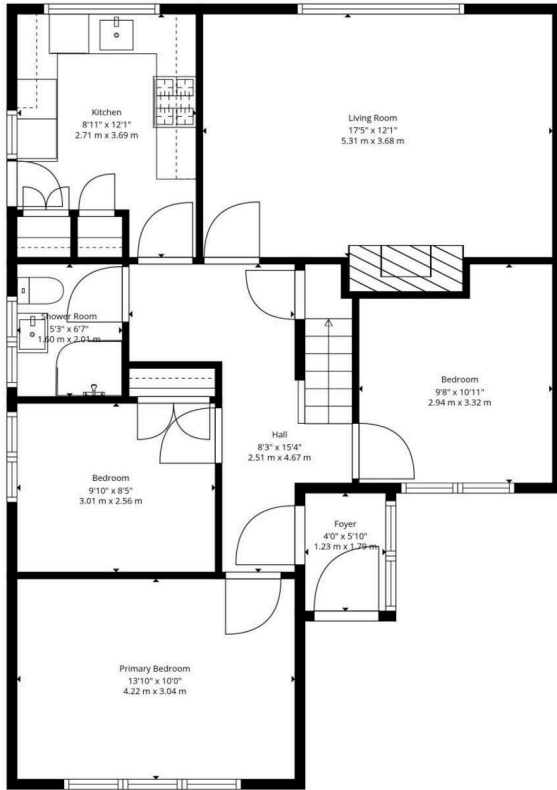




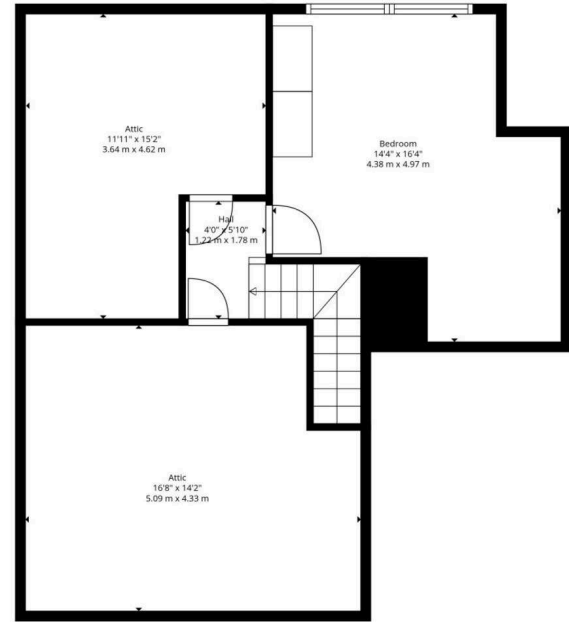








1st Floor



2nd Floor



TOTAL: 1076 sq Feet, 100m²
 1st floor: 854 sq. ft, 79 m², 2nd floor: 226 sq ft, 21 m²
 EXCLUDED AREAS: LOW CEILING: 397 sq. ft, 36 m², WALLS: 122 sq. ft, 12 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



PROPERTY DEPARTMENT
 7a Dundas Street Edinburgh EH3 6QG
 Telephone: 0131-225 4082 Fax: 0131-556 2079
 Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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