



37 Redford Loan, Colinton, Edinburgh, EH13 0AU

*Bright and spacious three-bedroom semi-detached bungalow with front and rear gardens, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

37 Redford loan is a bright and generously proportioned three-bedroom semi-detached bungalow with front and rear gardens, driveway and garage. The property is superbly situated in the desirable Colinton area with excellent local amenities, schools and transport links offering easy access to the city centre, city bypass and further afield. It could now benefit from renovation throughout and offers fantastic potential to extend (subject to local authority consents).

Entrance hall; spacious living room / dining room with electric fire and dual aspect outlook over the front garden; fitted kitchen with wall & base units, appliances and access to the side; three good-sized double bedrooms, two with built in wardrobes; and a shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Three double bedrooms. Shower room.

Gas central heating (with back boiler). Double glazing. Well-maintained front and rear gardens, with the enclosed rear garden mainly laid to lawn with patio area. Driveway and garage.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

## LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Bonaly Primary, St Mark's RC Primary, Firrhill High and St Thomas of Aquin's RC High school with private schools nearby including George Watsons College and Merchiston Castle School. Napier, Edinburgh and Heriot Watt University campuses are also only a short distance away.

## INCLUDED IN SALE

All fitted floor coverings, light fittings and curtains.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

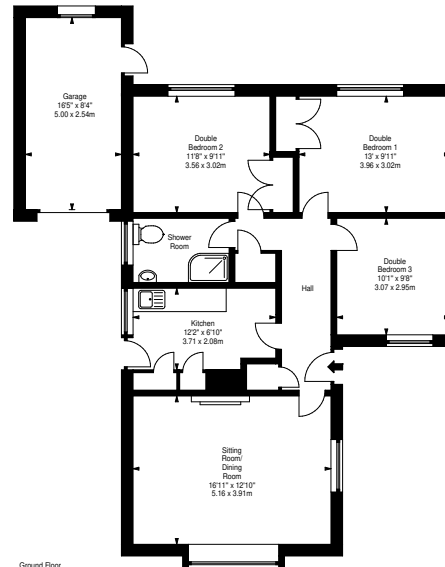
The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **D**  
Tenure Freehold

37 Redford Loan,  
Edinburgh,  
Midlothian, EH13 0AU

Approx. Gross Internal Area  
888 Sq Ft - 80.45 Sq M  
Garage  
Approx. Gross Internal Area  
138 Sq Ft - 12.83 Sq M  
For identification only. Not to scale.  
© SquareFoot 2005



Ground Floor



2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.  
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).