

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

40 The Gallolee, Colinton, EH13 9QL
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This charming and rarely available 2 bedroom detached bungalow is situated in Redford, a popular residential area close to the picturesque conservation village of Colinton, just South West of the City Centre.

Within the charming village itself, there are many local services including a Co-op, health centre and pharmacy, speciality shops, a library, pubs and restaurants. There are a number of larger supermarkets in the nearby area and several retail outlets within a short drive.

The area also benefits from a range of leisure activities including a tennis and bowling club in the village itself, a tennis and sports centre at Craiglockhart, and several golf clubs. For walking and other outdoor pursuits, the spectacular Pentland Hills regional park and Bonaly Country Park are only a short distance away. Leisurely walks or cycles can be enjoyed in the tranquil Water of Leith walkway and Colinton Dell which run through the village.

There are highly respected schools available in the area from nursery to senior level in both the public and private sectors and Heriot Watt and Napier Universities are also close by.

The City Bypass can be quickly accessed and leads to the central motorway network, Edinburgh Airport and further afield. In addition, there are bus services from Colinton to the city centre as well as points to the east and west.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Livingroom

Kitchen with Washing Machine, Fridge, Freezer and Cooker, these items are believed to be in good working order though their condition is not warranted

Bathroom with shower, wash hand basin and WC

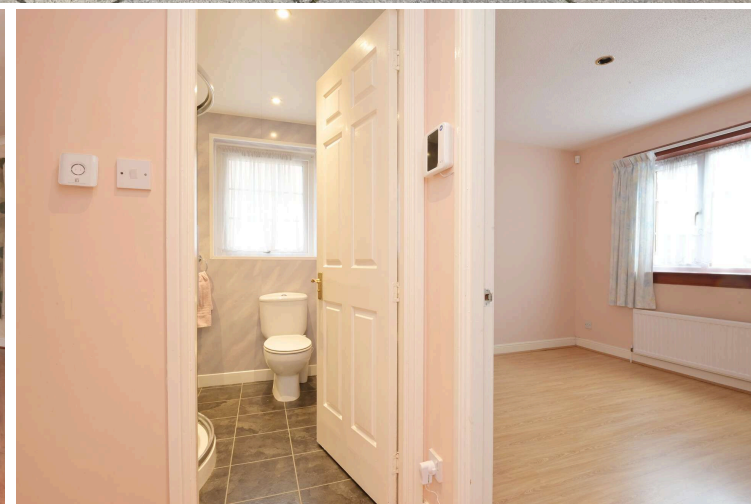
2 double bedrooms

Key Features

Charming detached bungalow in a sought after residential area

Gardens surrounding the property

Garage and on-street parking



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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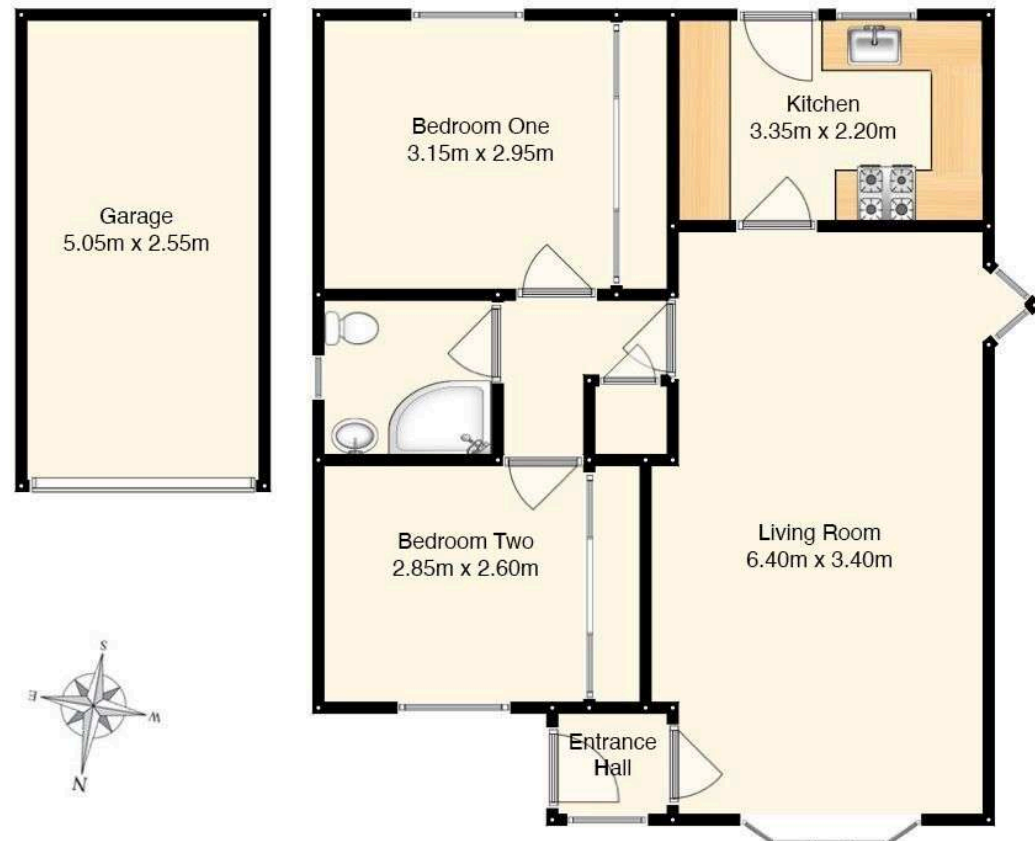
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
house 62m²
Garage 13m²