



261 Redford Road

COLINTON, EDINBURGH, EH13 9NH



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Property Summary

Welcome to a spacious semi-detached bungalow in the desirable suburb of Colinton, within easy commuting distance of central Edinburgh. This bright and well-proportioned home features a sunny reception room with a fireplace, a galley-style kitchen with fitted units and access to a nearby utility room, three comfortable bedrooms, a modern shower room with a towel rail, and a versatile attic space with ladder access. Externally, there are private gardens with seating and a patio, along with unrestricted parking and a private garage. Ideally located near shops, schools, parks, and bus links, it offers a superb balance of comfort and convenience.

Extras

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale. As the owner is now in a care home, no warranties will be given regarding appliances and services. Some items of furniture may be available by separate negotiation.

Features

- Semi-detached bungalow in Colinton
 - Commuting distance to the city centre
 - Entrance vestibule and central hall
 - Sunny and spacious living/ dining room with timber mantel piece
 - Galley-style kitchen with utility room
 - South-facing principal bedroom
 - Two more bedrooms with built-in cupboards
 - Versatile and generous attic space
 - Modern shower room with a heated towel rail
 - Private gardens front and back
 - Unrestricted parking, plus private garage
 - Gas central heating and double glazing
 - Home Report value - £310,000
 - EPC Rating - D
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Sunny and spacious living/dining room with timber mantel piece and galley-style kitchen with utility room







South-facing main bedroom,
two more bedrooms
and a modern shower
room with a towel
warmer







Floorplan

