



25 Redford Avenue
Colinton
Edinburgh
EH13 0BX







Attractive three bedroom, semi-detached villa with private gardens, driveway and garage located in the popular residential area of Colinton which lies to the south of the City Centre. Local shops and amenities providing for all everyday needs are available in nearby Colinton village. Additional shopping facilities are to be found at Colinton Mains, which has a large Tesco store and at Hunters Tryst which has a Morrisons supermarket.

Well regarded schooling is available from nursery to senior level, within the private and public sectors. Regular bus services are available on nearby Redford Road and Colinton Road to and from the City Centre and many surrounding areas. For commuters, ready access southwards is available to the city bypass, which links with the A1, M8, M9, M90, The Forth Road Bridge and Edinburgh International Airport.



The open spaces of Colinton Dell and the Pentland Hills Country Park are nearby and Craiglockhart sports and tennis centre is just a short drive away.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine and fridge. Most other items may be available through separate negotiation.

PROPERTY DETAILS

- Welcoming entrance Hall with carpeted staircase to upper floor. Under stair cupboard.
- Bright and spacious Lounge / Dining Room with windows to front and rear overlooking gardens. Feature fireplace with wooden surround and living flame gas fire. Built-in cupboards and shelving.
- Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. The washing machine and fridge are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Built in cupboard. Window to side. Door to rear garden.

Upper Floor

- Landing with attic access hatch with Ramsay ladder leading to large attic providing excellent additional storage space.
- Large Double Bedroom with bay window to front with open outlook. The wardrobes with hanging space and shelving are included in the sale together with the matching dressing units.
- Second Double Bedroom with window to rear overlooking garden. Extensive built-in wardrobes. Built in cupboard.
- Third Bedroom with window to front. Built-in cupboard.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and folding shower screen, wash hand basin with vanity units and WC. Mirrored bathroom cabinet. Frosted windows to side and rear.



Viewing by appointment on 0131 524 3800











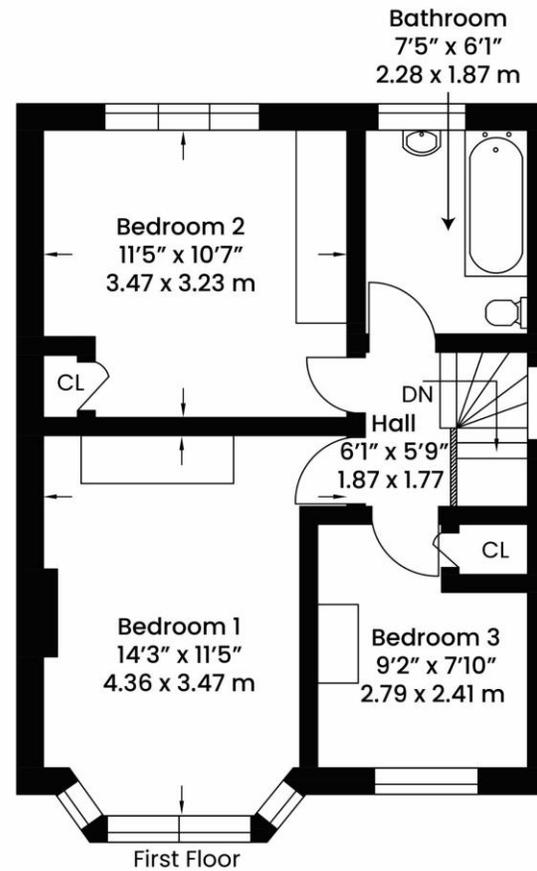
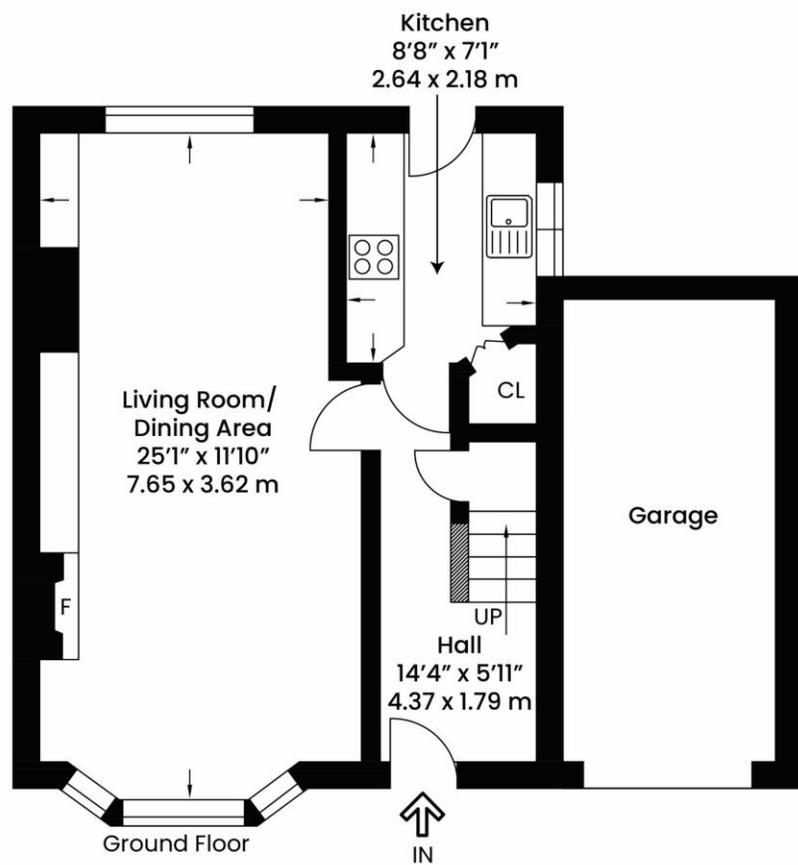
External

A driveway provides off street parking and leads to a single garage with up and over door, power and light.

The front garden has been attractively landscaped and features a lovely array of established plants and shrubs.

The extensive south facing rear garden is fully enclosed and features large lawns with a wide variety established plants, shrubs and trees. A patio provides space for garden furniture.





Energy Efficiency Rating: D
Council Tax Band: E

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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