

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

61/2 Redford Road, EDINBURGH, EH13 0AD
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: D

This is a bright and well-presented upper villa in the much sought after residential area of Colinton.

The conservation village of Colinton, which is over 900 years old, lies approximately 5 miles south west of the city centre of Edinburgh. Running through the village is the Water of Leith Walkway leading to the centre of town.

Many local services and shops are available in Colinton Village including a Co-op, health centre, pharmacy, post office, as well as pubs and restaurants and there is good supermarket shopping and other facilities available within a short drive at Hermiston Gait and Gyle Centre.

The property is well located for access to Heriot Watt and Napier Universities and is only a short distance to the City Bypass for access to the motorway network and Edinburgh Airport. In addition there are bus services to the city centre, surrounding areas and Edinburgh Airport.

The area has numerous leisure and recreational facilities including a tennis and sports centre at Craiglockhart, tennis and bowling clubs in the village itself, the Pentland Hills Regional Park, various golf clubs, a library and Bonaly Country Park.

There are highly respected schools available in the area from nursery to senior level in both the public and private sectors.

Home Report

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

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.





Accommodation

Hallway

Lounge with coal effect fire in wooden surround (disconnected)

Kitchen fitted with wooden shaker style units, electric oven, hob and free-standing fridge and freezer. These items are believed to be in good working order though their condition is not warranted.

Two double bedrooms

Bathroom with white 3 piece suite comprising WC, wash hand basin and bath with shower over

Double Glazing

Gas Central Heating

Shared drying green and also a private garden laid to lawn with an open outlook



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ALLINGHAM & CO OFFICES

MARCHMONT – PROPERTY CENTRE:
134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:
9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:
4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383
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
56m²

