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38 Redford Loan, Colinton,
Edinburgh EH13 0AX







A flexible family home which enjoys a peaceful position and boasts a south facing rear garden, garage and driveway

3 Bed | 1 Bath | 2 Reception

Boasting a south facing garden to the rear, 38 Redford Loan is a flexible family home situated on a quiet street in the highly regarded area of Colinton. This delightful property benefits from a garage and driveway and enjoys a tranquil position backing directly onto Dreghorn Woods. The sitting room/dining room has a window to the rear and patio doors opening into the sun room, which in turn provides direct access to the garden. The fully fitted kitchen is located off the hallway and benefits from a window to the side and a door leading directly out to the garden. Also on the ground floor is the principal bedroom, complete with a large built-in wardrobe, a second bedroom with window to the front, a third bedroom with wc, and a shower room. On the upper level is the lounge which enjoys lots of natural light from Velux windows and a roof balcony window, which offers picturesque woodland views.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Offers Over £390,000

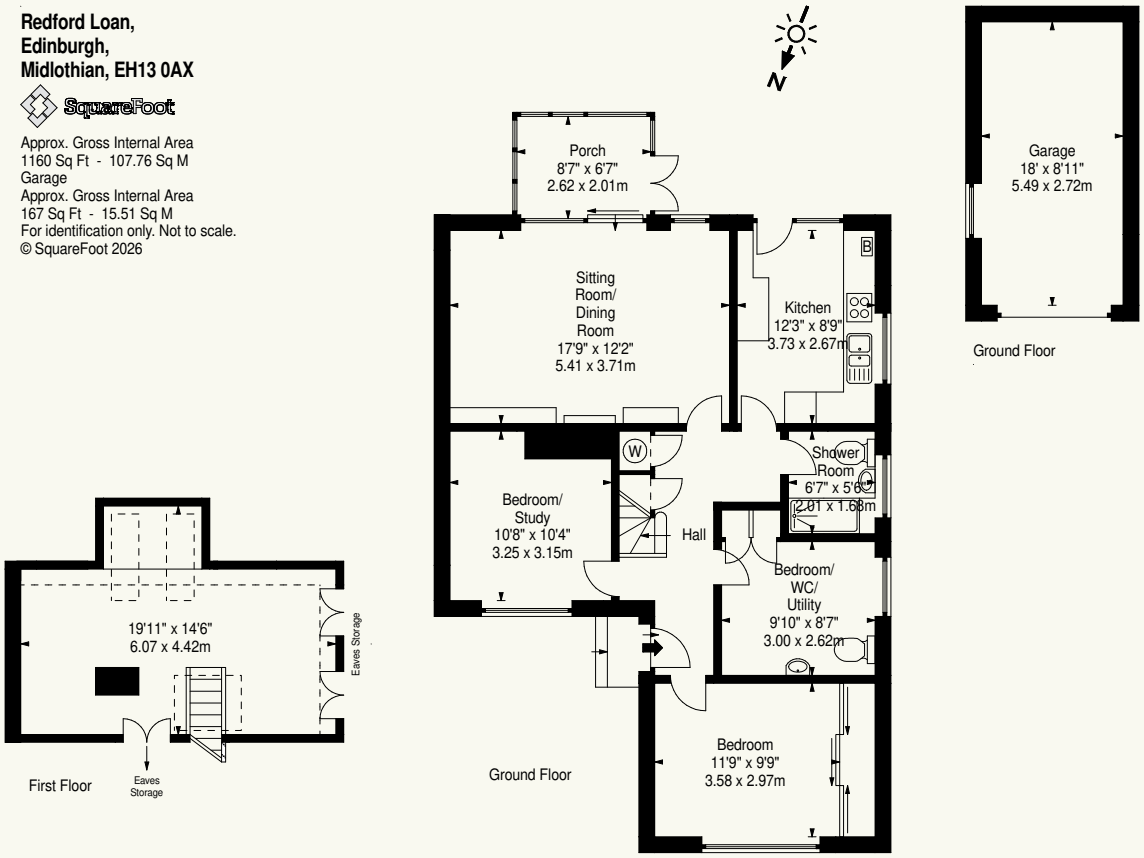
Features

- Sitting room/dining room
- Lounge with roof balcony window
- Sun room
- Fully fitted kitchen with door to the garden
- Principal bedroom with large built in wardrobe
- Two further bedrooms
- Shower room
- Double glazing
- Gas central heating
- South facing rear garden
- Garage and driveway
- EPC Rating C

Redford Loan,
Edinburgh,
Midlothian, EH13 0AX

SquareFoot

Approx. Gross Internal Area
1160 Sq Ft - 107.76 Sq M
Garage
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
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Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm, with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.