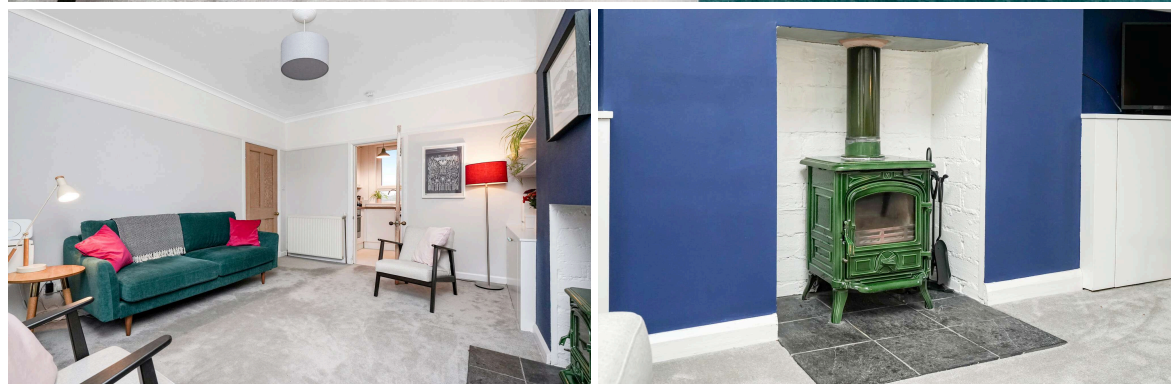




65 Redford Road
COLINTON | EDINBURGH | EH13 0AD


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65 Redford Road

COLINTON | EDINBURGH | EH13 0AD

Situated on Redford Road in the sought-after area of Colinton, Edinburgh, this appealing two-bedroom upper flat offers spacious accommodation, a welcoming atmosphere and a practical layout, making it an ideal home for a variety of buyers or tenants.

The property is entered via an entrance hallway, leading to a bright and spacious living room which provides an inviting space for relaxing and entertaining. A charming wood-burning stove creates a cosy focal point, adding warmth and character to the room. Accessed directly from the living room, the kitchen offers ample worktop space, complemented by a good selection of floor-standing and wall-mounted units, providing excellent storage and preparation space. There are two generous double bedrooms, both offering comfortable accommodation and flexibility for a range of furniture arrangements. Completing the internal accommodation is a bathroom fitted with a three-piece suite, including a bath with an overhead shower.

There is a private garden to the side of the property, a large shared drying green and additional private garden area accessed from a rear pathway.

- Two bedroom upper flat
- Spacious living room with wood burner
- Private garden to the side, large shared drying green and additional private garden area accessed from a rear pathway.
- Close to local amenities and transport links
- Double glazing
- Gas central heating

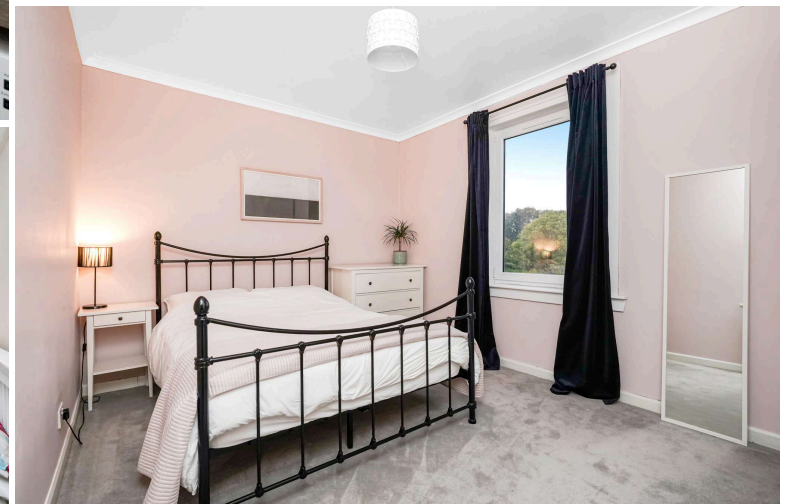
Extras included in the sale are washing machine, dishwasher, fridge freezer and wardrobes in both bedrooms,

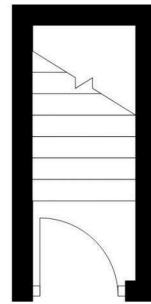
Energy rating C. Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

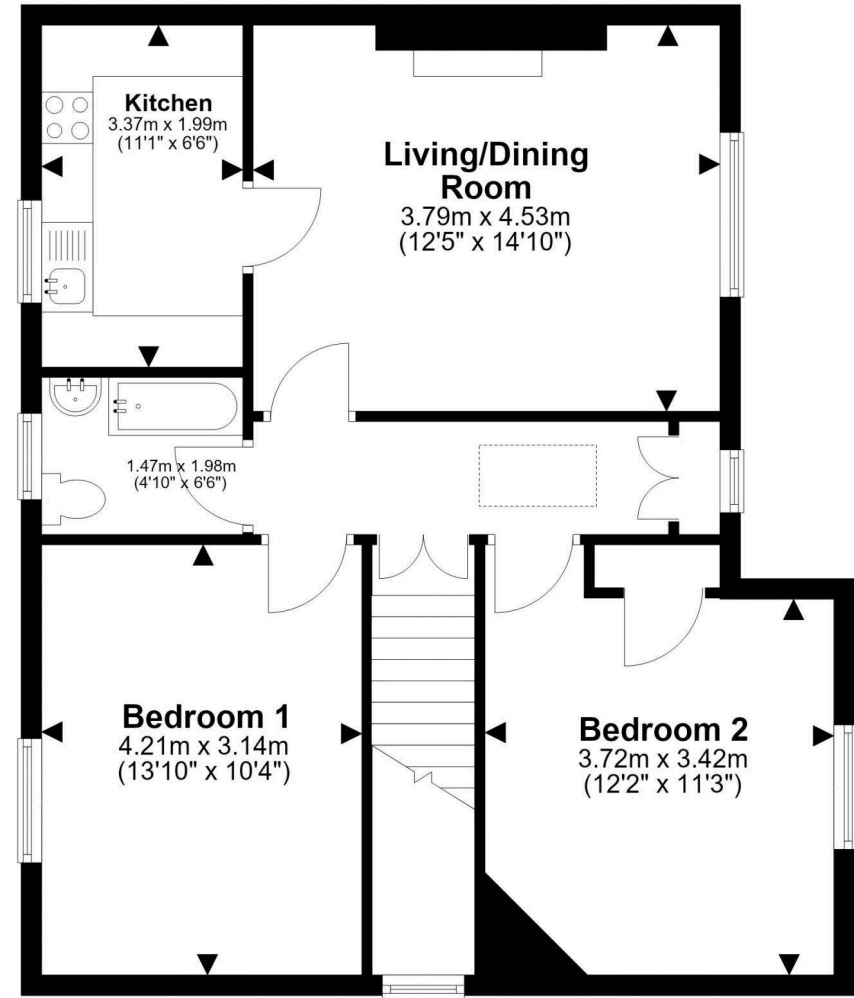


Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include 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.

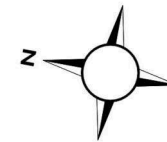




Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.