



Location

This three bedroomed, semi-detached house in Redford Avenue is situated to the south-west of the city in the highly desirable Colinton area.

Many local services and shops are available in the nearby in Colinton Village including a Co-op, health centre, pharmacy, pubs and restaurants. Tesco and Morrison's supermarkets facilities are only a short drive away.

The area also benefits from a range of leisure activities including a tennis and sports centre at Craiglockhart, a bowling club, various golf clubs, and a library. Outdoor spaces nearby include Spylaw Park, Bonaly Country Park, The Colinton/Craiglockhart Dells, and The Water of Leith Walkway.

There are highly respected schools available in the area from nursery to senior level in both the public and private sectors and Heriot-Watt and Napier Universities are close by.

The area is well served with public transport with regular buses running to and from the city centre and beyond and the City Bypass is only a short distance away giving quick access to the motorway network and Edinburgh Airport.

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

Entrance hallway

Large, bright living/dining area with fireplace and patio doors leading to the rear garden

Modern kitchen with built in oven and hob, large fridge freezer, extractor fan and washing machine: these items are believed to be in good working order though their condition is not warranted

Bathroom with shower over bath, wash basin and WC

Three double bedrooms, all with built in wardrobes

Shower room with wash basin and WC

Gas central heating

Double glazing

Well maintained, private gardens to front and rear

Garden shed

Detached, single garage

Driveway to front

Key Features

- highly sought after residential area
- ready to move in to family home
- stunning views to Arthurs Seat and over to Fife

Home Report

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



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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
House 110m²
Garage 16m²

