



52 Redford Loan, Edinburgh, EH13 0AT

Delightful four-bedroom semi-detached family home with south-facing garden, driveway and garage.

URQUHARTS
EDINBURGH



DESCRIPTION

52 Redford Loan is a delightful four bedroom semi-detached extended bungalow with enclosed south-facing rear garden, driveway, and detached garage, situated on an elevated position with stunning views across the city. Located in the popular residential area of Colinton, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre and surrounding areas. The property offers fantastic potential (subject to local authority consents).

Entrance vestibule and hall; bright living room with sliding patio doors to the rear garden; dining room; fitted kitchen with wall and base units, appliances, and direct access to the side driveway; two good-sized bedrooms overlooking the front garden and one with built in wardrobes; and a shower room. On the upper level, there are two further double bedrooms, both with built in wardrobes and storage into the eaves.

ACCOMMODATION

Entrance vestibule and hall. Living room. Dining room. Kitchen. Four double bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the south-facing rear garden mainly laid to lawn with mature borders and patio area. Driveway for several cars leading to a detached single car garage.



LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. There is easy access to the city bypass and the road network beyond as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Local schools include Bonaly Primary and Firrhill High School. Private schools nearby include George Watsons



College and Merchiston Castle School. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports and Leisure Centre. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains, Aldi and Morrisons at Hunters Tryst.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains and blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

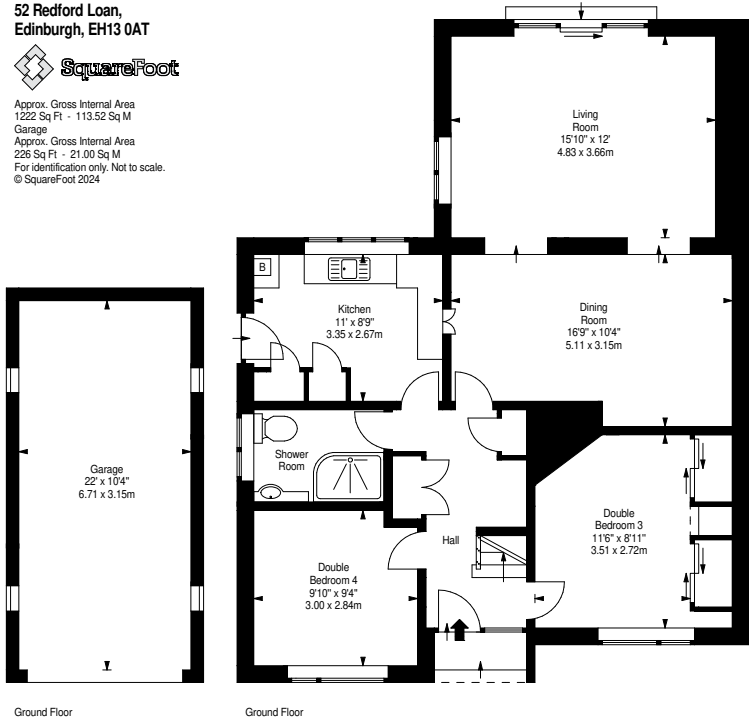
The property has an Energy Rating Category D



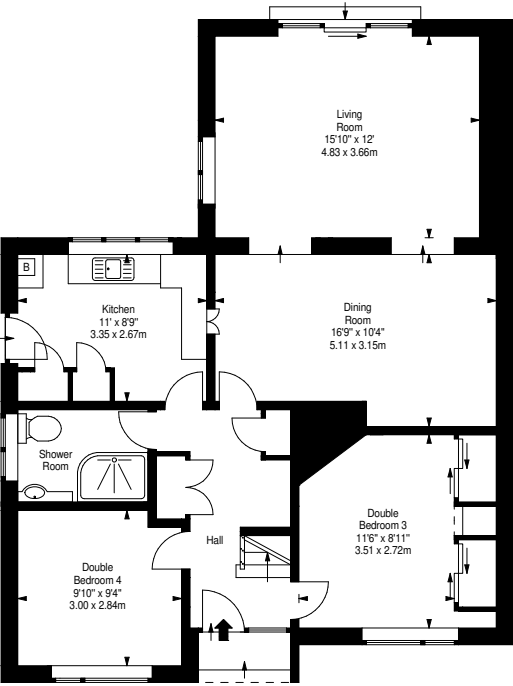
52 Redford Loan,
Edinburgh, EH13 0AT



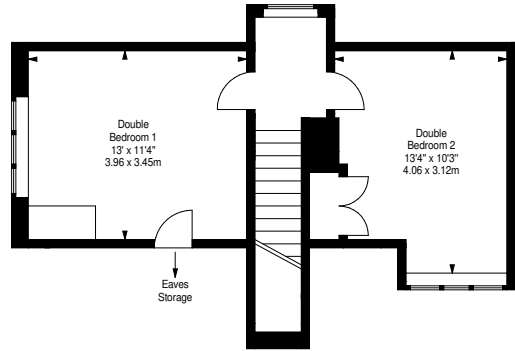
Approx. Gross Internal Area
1222 Sq Ft - 113.52 Sq M
Garage
Approx. Gross Internal Area
226 Sq Ft - 21.00 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.