



78

**78 REDFORD LOAN
COLINTON
EDINBURGH**

This extended and much improved semi detached villa is well presented throughout and forms part of a popular family estate within Edinburgh's sought after Colinton district.

Reception hallway, lounge/diningroom, breakfasting kitchen, 4 double bedrooms, master en-suite and family bathroom.

Gas central heating and double glazing. Large elevated gardens with workshops, greenhouse, driveway and garage.

Offers Over £330,000



GENERAL DESCRIPTION

This extended and much improved semi detached villa is well presented throughout and forms part of a popular family estate within the City's sought after Colinton district. Internally the property's flexible layout comprises; an entrance porch with door to the reception hall. Stairs lead to the upper hall and doors to all downstairs rooms. The lounge/dining room is a large bright room with window and patio doors overlooking and leading out onto the rear garden. The breakfasting kitchen has windows and door to the garden and an additional door to the lounge/diningroom. Bedrooms three and four are situated to the front and situated off the reception hall as is the bathroom which has window to the side. The upper hall provides access to both remaining double bedrooms with bedroom one having the added advantage of an en-suite. The property's specification includes gas central heating and all windows are double glazed. Externally the front garden is lawn with borders and driveway leads to the garage. The large south facing rear garden is fully enclosed, mainly lawn with mature planted areas and sun patio adjacent to the property.

SITUATION

Redford Loan is an extremely well reputed street located in the enviable village of Colinton which has expanded into a delightful and popular suburb. It lies at the foot of the Pentland Hills only five miles south west of the centre of Edinburgh. The City Bypass and other main roads are easily accessible and there are excellent bus services and cycle tracks. There are many local amenities and facilities nearby including churches and public parks, shops, restaurants, a health centre, library, tennis and bowling clubs, bank, post office and golf club. There are schools at both primary and secondary level within easy reach. Large supermarkets and major retail stores are available both next to Colinton and at Straiton and South Gyle Retail Parks.



ACCOMMODATION

(All Sizes Approximate)

PORCH

Gained via glass storm door leading through to the reception hallway.

RECEPTION HALLWAY

Provides access to all downstairs rooms and stairs leading to the upper hall. Two cupboards off providing useful storage space.

LOUNGE/DINING ROOM

19'10" x 16'4" 6.05m x 4.99m

This large bright room forms part of an extension to the rear of the property with window and has french doors overlooking and leading out on to the rear garden. Displays feature fireplace, provides ample space for both sets of furniture and door through to the breakfasting kitchen.

KITCHEN

17'4" x 11'1" 5.28m x 2.87m (widest point)

This bright L shaped room has windows and door overlooking and leading out onto the rear garden. Displays modern units which incorporates a pull out breakfasting table, work surface and splash back tiling. Door to the lounge/dining room and built in cupboards provide additional storage space.

BEDROOM 3 / SITTINGROOM

11'6" x 11'1" 3.50m x 3.39m

This versatile room is presently used as a sittingroom and has front facing window onto the garden and views towards Corstorphine Hill and Fife. Displays coving, cornice work and fireplace

BEDROOM 4

9'11" x 9'4" 3.03m x 2.86m

This downstairs double bedroom, used at present as a study, has front facing window and again enjoys an open outlook.





BATHROOM

7'8" x 5'6" 2.35m x 1.68m

This downstairs bathroom with extensive tiling has window to the side and features a modern three piece suite with mains shower over the bath.

UPPER HALL

Gained via staircase from the reception hall. Window to the rear overlooks gardens and doors lead off to remaining bedrooms. Hatch to the attic space.

BEDROOM 1

13'1" x 12'0" 3.98m x 3.67m

This double bedroom has window to the side with views towards Blackford Hill and Arthur's Seat. The room features a built in wardrobe, part combed ceiling, access to eaves and door to en-suite.





EN-SUITE

4'10" x 3'5" 1.48m x 1.00m

This room has window to the rear overlooking gardens, featuring a WC and wash hand basin.

BEDROOM 2

12'6" x 11'2" 3.81m x 3.40m

This double bedroom has front facing dormer window which enjoys a superb outlook over the City and as far as the Perthshire Hills and Fife. The room features built in wardrobe and part combed ceiling.

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

To the front of the property the elevated garden displays lawn with mature and well stocked borders. Path and drive leads to the front, side and rear. The drive provides off street parking for a number of vehicles and leads to the property's garage. To the rear of the property there is an attractive fully enclosed garden with lawn and sun patio incorporating rockery and mature borders. The garden enjoys a degree of privacy backing onto Redford Woods and has two large workshops with lighting and power included in the sale price as is the greenhouse.

GARAGE

To the side and rear of the property there is a good sized garage with lighting/power supplied.

ENTRY

By Arrangement.



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If you are, call us to find out more about our bespoke service.



Schematic Diagram only - Not to scale



VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £330,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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