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59 Redford Loan  
COLINTON | EDINBURGH | EH13 0AU

  
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solicitors & estate agents



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Well presented two-bedroom semi-detached bungalow with charming front and rear gardens, situated in the highly sought after location of Colinton to the South West of the city centre. Offering flexible accommodation, the attractive home has wonderful views across the city to the rear and has been upgraded to offer contemporary fittings whilst maintaining its traditional charm. Full gas central heating and double glazing have been installed and the home benefits from a partially floored large attic which offers significant potential for further development, subject to the usual planning permission. Externally, there is a detached garage, with driveway for 3 or more cars, and an adjoining conservatory in which to enjoy the stunning view and attractive, established enclosed rear garden. Early viewing is recommended to appreciate the quality of accommodation on offer.

- Well presented semi detached bungalow
- Entrance vestibule to inner hallway with linen cupboard
- Bright lounge to the front with ornate mantle and coal effect gas fire
- Kitchen fitted with floor and wall units
- Bedroom to the front which could be utilised as a dining room or office
- Bedroom to the rear with large picture window with rooftop views over to the hills
- Gas central heating and double glazing
- Detached garage with garden room/ conservatory
- Private front and rear gardens

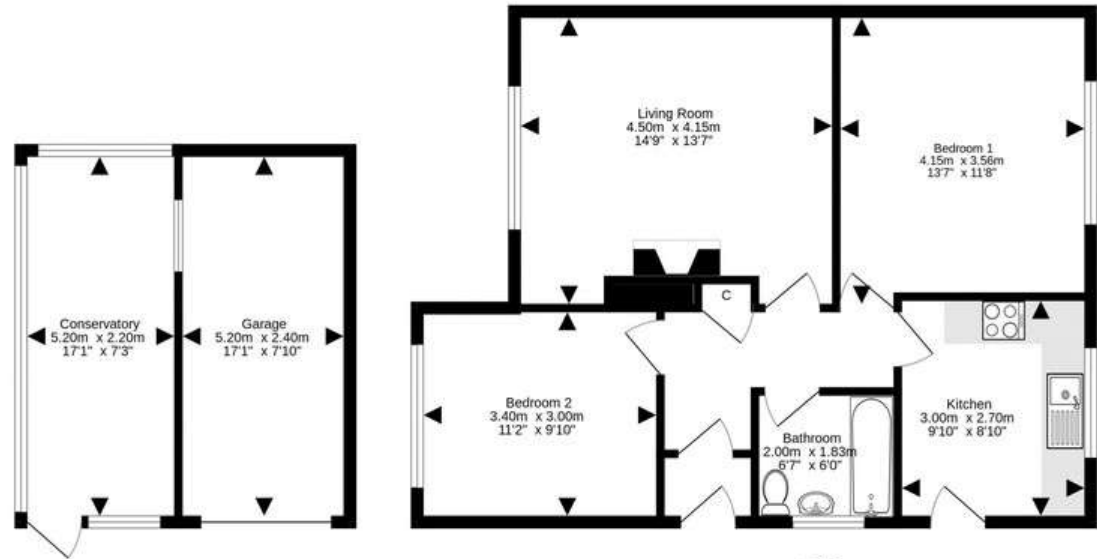
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: the washing machine, dryer, dishwasher and fridge will be included. EPC D.

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