



MACWOOD



245 REDFORD ROAD,
EDINBURGH EH13 9NH



WHAT YOU NEED TO KNOW



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Positioned in Edinburgh's desirable Colinton, close to amenities, green spaces, and schooling, this three-bedroom semi-detached family home with front and rear gardens offers spacious, bright and well-presented accommodation.

Gated steps guide you past a delightful south-facing garden to the front door, where you are welcomed into a spacious, light-filled living room. Framed by a large picture window overlooking the garden, this inviting carpeted space, styled in a soft palette, is perfect for relaxation or family life. From here, the inner hall leads to an impressive modern kitchen with direct garden access. Designed with light blue and white cabinetry accented by black hardware, it features parquet style flooring, illuminated marble-effect worktops and a suite of high- spec integrated Lamona appliances, including an induction hob, extractor hood, microwave, and oven. Across the hallway are three well-proportioned double bedrooms. The principal bedroom, enjoying a southerly aspect across the front garden, offers plush carpeting and a tasteful décor, making it a restful retreat. The two additional bedrooms echo the same comfortable ambience, with both featuring built-in wardrobes. A family bathroom showcases a WC, a washbasin, and a bath with a wall-mounted, combination shower. Externally, the property enjoys a well- kept, south-facing front lawn with mature terraced planting, while the enclosed rear garden, mainly laid to lawn, provides a peaceful outdoor space with the added benefit of a useful shed. There is a utility and store accessed at the rear. On-street parking is available.



OUR EXPERT SAYS...

"This bright and spacious three-bedroom home in sought-after Colinton offers well-presented family living with generous gardens, close to top schools, amenities, and green spaces."

**- Ross MacDonald,
Director**

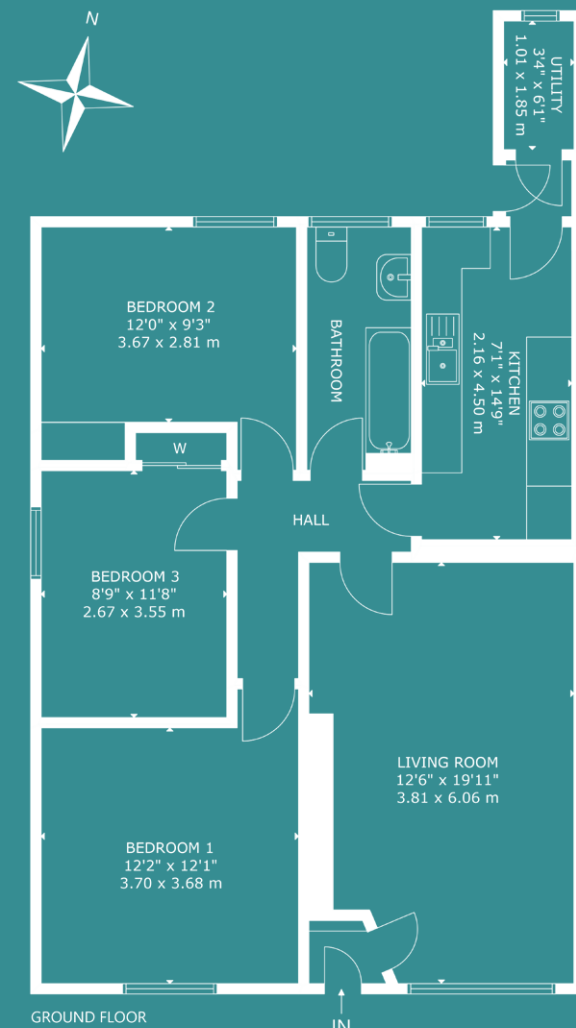


914FT²





FLOORPLAN



LOCATION

Four miles south-west of Edinburgh City Centre, Colinton is a highly sought-after neighbourhood.

For days spent outside, residents have swift access to The Pentland Hills, The Water of Leith, and Colinton Mains Park. Golf courses include those at Swanston, Braid Hills, and Kingsknowe, whilst the Midlothian Snowsports Centre and Craiglockhart Leisure and Tennis Centre are within easy reach.

Popular restaurants and bars include The Spylaw and The Colinton Inn, with further choices in nearby Morningside and Bruntsfield.

Daily shopping needs are well met in Colinton Village, whilst for more extensive choices, there is an Asda at Chesser, a Tesco Superstore on Colinton Mains Drive, and The Gyle Shopping Centre.

It is well-positioned for Edinburgh Park, Heriot-Watt and Napier Universities, and there is highly regarded private and local schooling across both primary and secondary levels.

There are regular bus services into Edinburgh City Centre and The City Bypass linking to the main motorway networks, and Edinburgh International Airport is minutes away.



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**TO REGISTER YOUR
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