



Estate Agents and Solicitors

## 53 Redford Avenue, Edinburgh, EH13 0BU

Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Light and beautifully presented, three-bedroom, semi-detached home with gardens, a driveway and an adjoining garage. Located on a quiet residential side street, in the highly desirable Colinton area, south of Edinburgh city centre.

Comprises a vestibule, entrance hall, living room, dining/kitchen, conservatory, three flexible bedrooms, and a family bathroom.

Highlights include an exceptional P-shaped conservatory/sun room rear extension, contemporary flooring, gas central heating and double glazing. With light tasteful decor throughout, there is a fitted kitchen, a generous bathroom, and good storage with a loft and a garage with power and lighting.

Externally, there is low-maintenance landscaping to the front incorporating a driveway; whilst the secluded rear garden includes a paved patio, a lawn, and a superb mix of established planting.

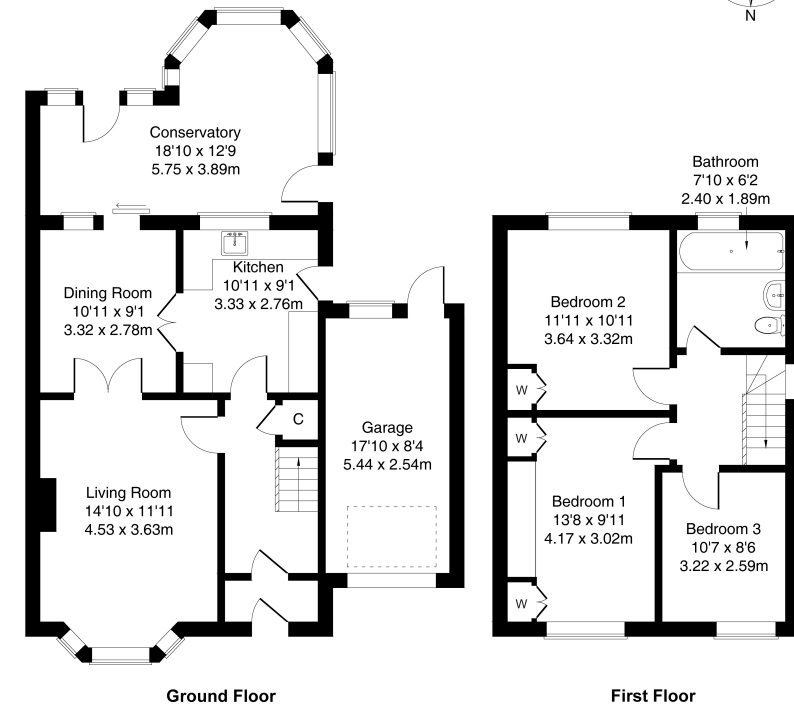
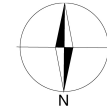
A welcoming entrance vestibule offers space for outerwear and opens into the main hallway, featuring wood effect flooring and a convenient understair cupboard. Set to the front, the spacious living room is finished with light decor, wood effect flooring, a central light fitting and a feature fireplace. To the rear, with a door leading to the garden, the kitchen is fitted with wall and base units, stone effect worktops, a sink with drainer, a tiled surround, an integrated double oven and an electric hob with an extractor fan. With a dual entrance from the living room and kitchen, the dining room affords access to the generously sized conservatory, leading to the garden and enjoying a southerly-facing aspect with plentiful natural light, whilst providing a further lounge area.

On the upper floor, bedroom one is set to the front, with carpeted flooring and built-in wardrobes and over-bed storage; whilst bedroom two is set to the rear, similarly well-sized, with light decor, a built-in wardrobe and a central light fitting. A third bedroom is set to the front and offers a flexible space for a potential home office/study if desired. Completing the accommodation, the bathroom is fitted with a contemporary three-piece suite including a rainfall shower over the bath, tiled splash walls, wood effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Colinton is one of Edinburgh's most sought-after residential areas, set in the southwest of the city against the scenic backdrop of the Pentland Hills. Colinton Village has a good range of local shops, banks and restaurants, with supermarket shopping available nearby, including a Tesco at Colinton Mains Drive, a Morrisons at New Swanston, and a Co-op on Oxfangs Road North. Proximity to the

city bypass offers ease of commuting and links to major retail parks such as Straiton, Hermiston Gait and The Gyle. There are many pleasant walks to be had including the Braid Burn path, Water of Leith and Colinton Dell, with several golf courses found in the vicinity. There are also excellent primary and secondary schools within the area, in both the state and private sectors and good public





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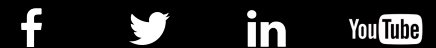
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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