



**Thorntons**   
The right way to move

## 82 Redford Loan,

Colinton, Edinburgh,  
EH13 0AT



2



4



2



EPC

C





## Summary

Introducing an immaculately presented semi-detached house in an established residential area in Colinton, a short drive from central Edinburgh. The generous family home boasts two interconnected receptions that lead to an attractive modern kitchen, and four comfortable bedrooms, with the principal benefiting from triple aspect windows and an en-suite shower room. A modern three-piece shower room and excellent eaves storage capacity complete the home. Additionally, there is a private driveway with space for two vehicles and private gardens featuring two sheds, a decking area and a greenhouse.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances (excluding washing machine) are included in the sale.

## Features

- Semi-detached house in Colinton
- Part of an established residential neighbourhood
- Entrance vestibule and hall
- Spacious living room with log burner
- Triple-aspect, open-plan breakfasting kitchen/dining room
- Sunny main bedroom with an en-suite
- Three more bedrooms with storage
- Generous eaves storage
- Modern shower room
- Private gardens to the front and rear
- Two sheds and a greenhouse
- Private driveway parking
- Gas central heating and double glazing



“A four-bedroom family home with two reception rooms, a kitchen, and two bathrooms, as well as private parking and gardens with a deck, two sheds and a greenhouse.”











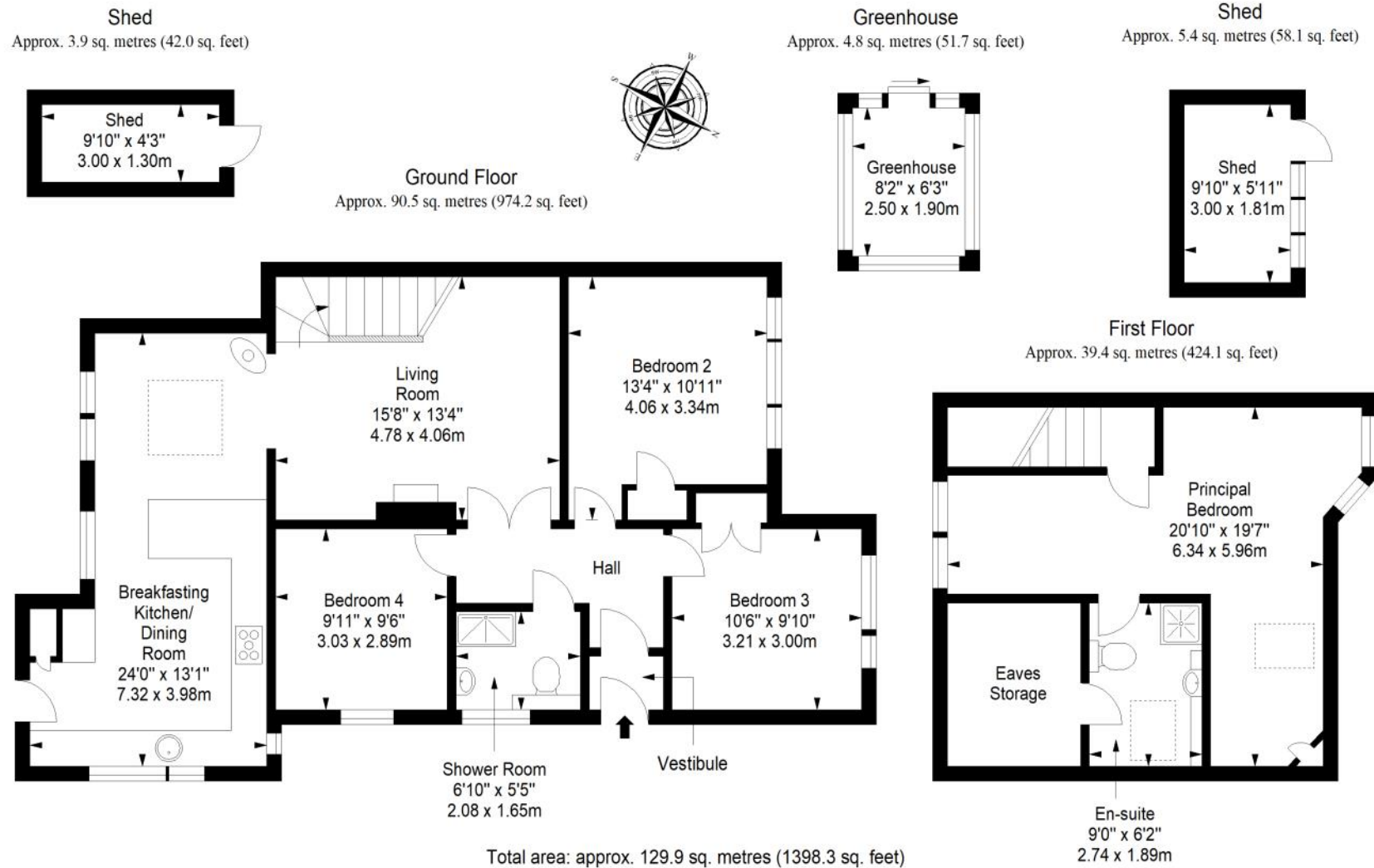
“The four-bedroom, two-bathroom property is within easy reach of excellent schools, a variety of shops and supermarkets, parks and bus/rail links.”







# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeaea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland