

257 Redford Road

Colinton, EH13 9NH

Semi-detached 4 Bedroom, 2 Reception , 2 Bath
£5,000 Below Home Report Value

For Sale: Guide Price £455,000

kW
KELLERWILLIAMS®

Edwin
Thompson





Accommodation

- 2 reception rooms
- 5 bedrooms
- 2 Bathrooms
- Private Front and Rear Garden
- 2 External Storage Units
- Ample Parking to the front

Brief Resume

This property presents an excellent opportunity for families or investors looking to secure a property with strong potential. With a solid foundation already in place, the property simply requires light modernisation, as reflected in the images above.

Buyers can easily upgrade the property and add their own style, without the need to undertake major works. Its manageable size, appealing layout and scope for upgrading make it a versatile choice.

The large garden provides ample space for families and pets. There is a large shed with space for external storage and a large timber play house for young children or more external storage.



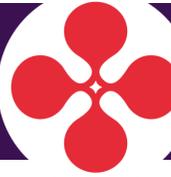
Location

Situated within Edinburgh, the property enjoys a highly sought-after and well-connected location in Scotland's vibrant capital. Edinburgh is renowned for its rich history, cultural attractions, and excellent amenities, offering an outstanding range of shops, restaurants, leisure facilities, and highly regarded schools, making it an ideal choice for families and professionals alike.

The city benefits from exceptional transport links, including an extensive bus network, tram services, and mainline rail connections providing easy access across the city and beyond. Edinburgh Waverley station offers direct routes to major UK cities, making it particularly appealing for commuters and those who travel regularly.

Edinburgh also boasts an abundance of green spaces and outdoor opportunities, from the iconic Holyrood Park and Arthur's Seat to the scenic Water of Leith Walkway. This blend of urban convenience and natural beauty makes it one of the most desirable places to live in the UK.





External Accommodation

The property benefits from a large timber play house and a large shed, offering plenty of external storage as well as a dedicated play area for children. The garden is fully enclosed with a minimum 4 foot fence, making it ideal for both children and pets.

Both the front and rear gardens are very private, surrounded by mature hedges and trees that create a peaceful, secluded setting. The property also features a decking area, providing an area for BBQs or summer entertaining.

257 Redford Road

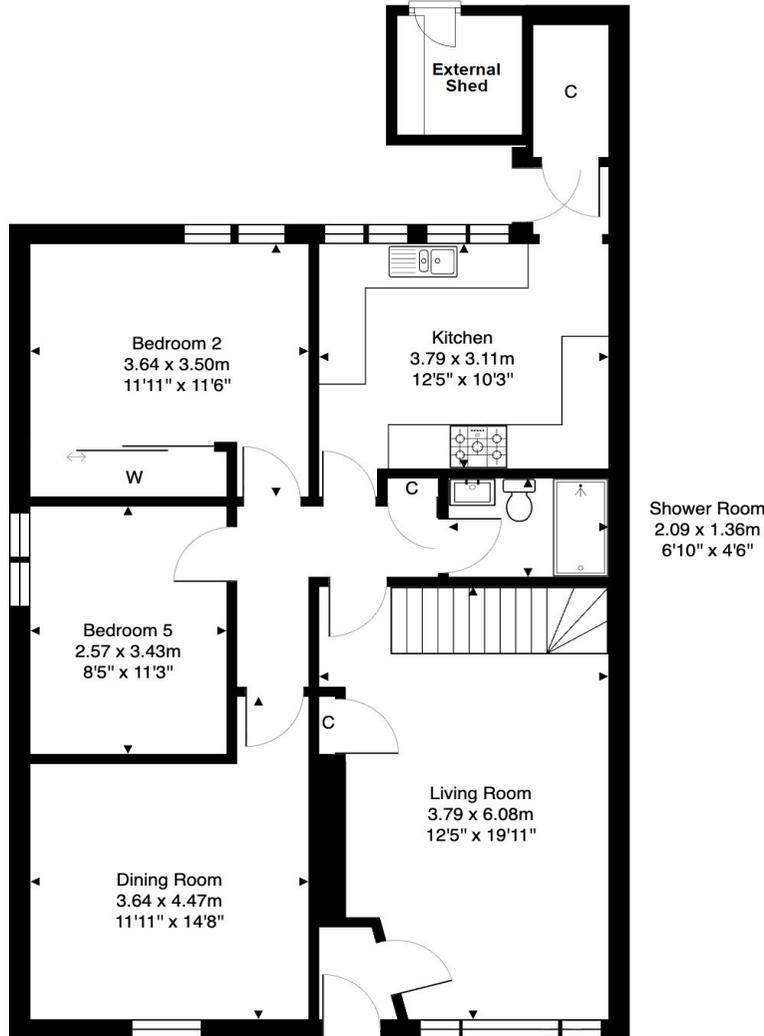
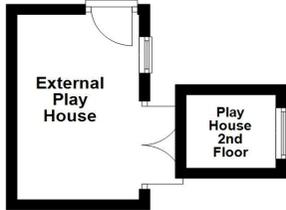
Edinburgh, EH13 9NH



257 Redford Road

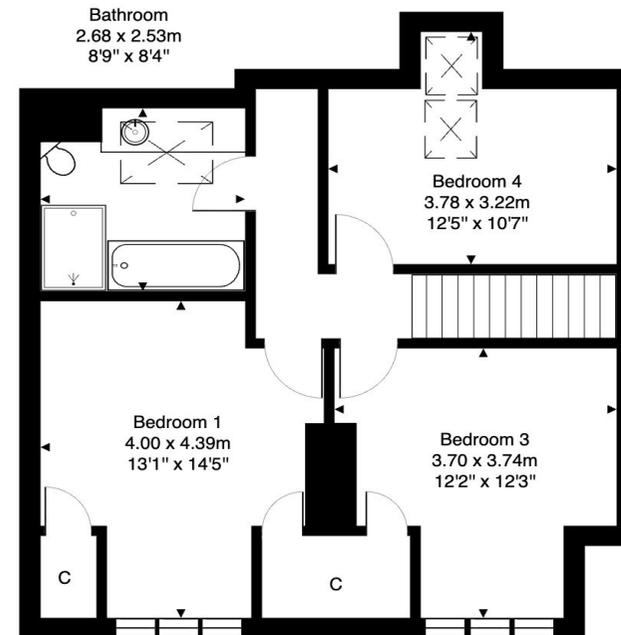
Edinburgh, EH13 9NH





Schedule of Areas

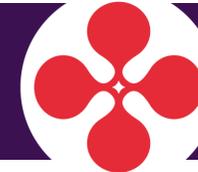
Description	Sq m	Sq ft
Total	138.7	1,493



First Floor

257 Redford Road

Edinburgh, EH13 9NH



Services

Mains: Gas, Water, Electricity, Sewage

Main Gas Central Heating

All services are understood to be connected.

Broadband Coverage

Ofcom states the house has access to Ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

Flood Risk

This information gives the likelihood of river flooding within a 25 meters radius of this property. There is 0.5% chance of flooding identified for this area but there could still be localised effects from flooding in some places.

Council tax Band: E

EPC Rating: D58

Tenure: Freehold

Fittings and Fixtures

Only items specifically mentioned in the particulars of sale are included in the sale price.

Local Authority

Edinburgh City Council

Waverly Court, 4E Market Street, Edinburgh, EH8 8BG

0131 469 3033

Satellite Navigation

For those with the use of satellite navigation, the postcode is EH13 9NH.

Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website as edwinthompson.co.uk as well as our affiliated websites at zoopla.co.uk and onthemarket.com

Viewing

By appointment with the joint agent.

Edwin Thompson, Chartered Surveyors

3 Hill Street

Edinburgh

EH2 3JP

T: 0131 370 1444

F: 01896 758883

m.murphy@edwin-thompson.co.uk



Important Notice

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.

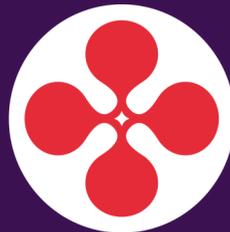
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF

257 Redford Road

Edinburgh, EH13 9NH

Edwin
Thompson



Edinburgh Office

T: 0131 370 1444

Edwinthompson.co.uk