



Offers Over

£695,000

3b Redford Gardens

Colinton | Edinburgh | EH13 OAR

This charming and unique detached family house has been extensively extended and remodeled to offer an ideal home for both family life and entertaining, with generous and flexible space, is offered for sale in true move-in condition. Internal inspection is highly recommended to fully appreciate the space on offer.

-  6 Bedrooms
-  3 Reception Rooms
-  2 Bathrooms
Guest WC
-  West-facing garden
-  Garage & driveway
-  EPC Rating – D
-  Council Tax Band – G



Description

This wonderfully bright and airy home was thoughtfully designed to offer remarkable family accommodation, flowing over two floors and providing plentiful space for the whole family to appreciate. Enjoying a peaceful location in the ever-popular, leafy suburb of Colinton, the property is offered for sale in immaculate order throughout. An entrance vestibule opens to an impressive reception hallway with double height ceiling and contemporary staircase with galleried landing to the first floor. Generous reception rooms to the ground floor include a beautiful formal living room to the front with floor to ceiling windows and a traditional fireplace with gas flame fire, and a second large family room to the rear with French doors to the west-facing garden terrace, providing the ideal spot for an aperitif during the warmer months. The sociable heart of the home is undoubtedly the superb kitchen/dining room which has a dual aspect to the front and rear and is fitted with an excellent contemporary kitchen with all mod-cons including a range cooker, wine fridge, hot water tap and integrated dishwasher, microwave and fridge. The utility room off the kitchen offers further built-in storage, with space for a washing machine and tumble drier and leads to the rear hallway giving access to the garden and garage and with stairs up to the perfect playground/den which could also be used as a double bedroom, home office or games room. Further ground floor accommodation includes two double bedrooms with built-in wardrobes and a large family bathroom with four-piece white suite. To the first floor there is a generous upper landing with walk-in store room and further built-in storage in to the eaves. The charming principal bedroom features built-in wardrobes, dressing room area and a four-piece en-suite bathroom, there are two further spacious double bedrooms and a wc with large boiler cupboard off. Benefits on offer include ample built-in storage throughout the home, gas central heating and full double glazing.



Extras

The fitted carpets and floor coverings, light fittings, window shutters, curtains and blinds are to be included in the sale along with the aforementioned integrated kitchen appliances, range cooker and wine fridge.

Gardens, Garage and Parking

The house is set within good sized private gardens with the mature rear garden being predominantly laid to lawn with raised terrace area perfect for al fresco dining. The garden enjoys a westerly aspect, benefitting from sun late into the evening during the warmer months. To the front, the house is set back from the street with an attractive lawn area with paved pathway to the front door and gravel driveway leading to the garage. The garage has double doors to the front, power, light and water supply.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Redford Gardens is a peaceful residential cul-de-sac in the leafy and desirable district of Colinton. This sought-after suburb of southwest Edinburgh offers an excellent quality of life with highly regarded local amenities, schools and transport links. A wide choice of shops and services are available locally with Tesco and Morrisons supermarkets also close at hand. A wealth of recreational facilities are available in the area including delightful walks to Colinton Dell and the Water of Leith, the Pentland Hills Regional Park, a choice of golf courses and a variety of sports clubs. The city bypass is within easy reach offering swift access to the central motorway network and Edinburgh International Airport and excellent local bus services provide regular access to the city centre and surrounding areas.



Approx. Internal Area 248.5 Sq M / 2675 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

