



87 Redford Road

COLINTON, EDINBURGH, EH13

This good-sized main door lower villa with open outlook benefits from having its own private driveway and is situated close to excellent local amenities within Edinburgh's highly sought after Colinton district.

Reception hallway, lounge/dining room, modern fitted kitchen, two double bedrooms and wet room.

Gas central heating, double glazing, monobloc driveway, private gardens, and shared gardens.

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GENERAL DESCRIPTION

This good-sized main door lower villa with open outlook benefits from having its own private driveway and is situated close to excellent local amenities within Edinburgh's highly sought after Colinton district.

The property has an internal layout comprising, a reception hallway with access to most rooms. The lounge/dining room has door to the kitchen and front facing window and feature fireplace. The modern fitted kitchen has rear facing window which enjoys an open outlook. Double bedroom one, again overlooks the rear and features fitted furniture. Bedroom two, has window to the front and also features fitted furniture. The shower room is fitted as a wet room and has window to the rear. The property's specification includes gas central heating and double glazing. Externally there are private gardens to the front, side, and rear with garden storage as well as a private monobloc driveway providing off street parking.

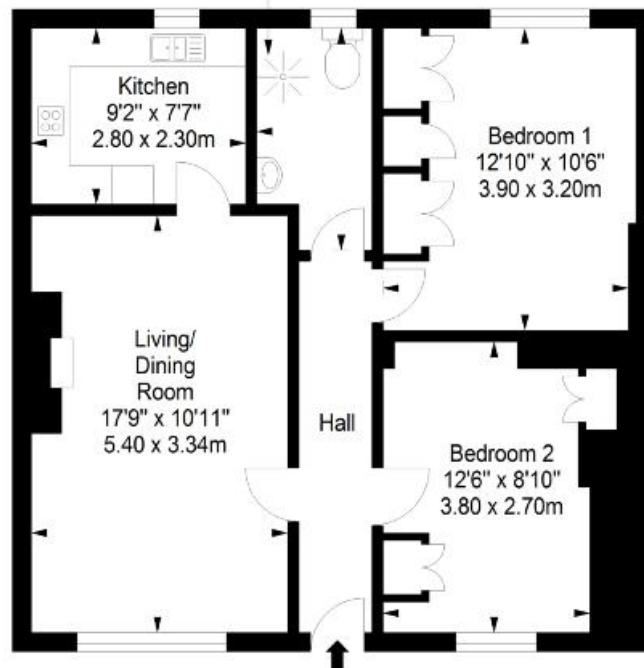
SITUATION

Colinton is a designated conservation area through which the Water of Leith runs. The area retains much of its original village charm with a selection of speciality shops. Further facilities can be found at Craiglockhart and Morningside, both locations being easily accessible. Leisure facilities include golf courses, a fitness club, indoor and outdoor tennis and enjoyable walks over the nearby Pentland Hills. Schooling is well represented from nursery to senior level, both in public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)

Wet Room
9'5" x 4'11"
2.88 x 1.50m



Total area: approx. 60.4 sq. metres (650.1 sq. feet)





ENTRY

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Currie Gilmour & Co Property Department on 0131 229 2088 or visit www.espc.com

ENERGY EFFICIENCY RATING: D

NOTES OF SALE

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

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CURRIE GILMOUR & CO

Suite 3, Thain House
226 Queensferry Road
Edinburgh
EH4 2BP

Property Department
0131-229 2088
Fax 0131-228 5112

espc