

# 15 Redford Loan

COLINTON, EDINBURGH, EH13 0AY



*4 BEDROOM SEMI-DETACHED HOUSE LOCATED IN THE MUCH SOUGHT AFTER COLINTON AREA OF EDINBURGH*



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**Entrance Hall**





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The ground floor accommodation comprises a hall with good storage facilities, sitting room with wood burning stove, utility room with door to the side garage, a double bedroom, a lovely modern kitchen fitted with base and wall mounted units with additional larder storage, there are stunning bi-fold patio doors to the rear garden which offer a fantastic view. There is also a downstairs bathroom with shower over the bath.

Upstairs: The large master bedroom to the rear with views over the garden thanks to patio doors and a Juliet balcony, two further double bedrooms one with built-in wardrobes, and a second bathroom with shower over the bath.

To the side of the property there is a single driveway that leads to the detached garage with power and light. A particular feature of this lovely family home is the rear garden which has been done with patio areas, a decked area and also laid to lawn.

This fantastic family home must be viewed!!

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# The Lounge





**Kitchen/Diner**







**Bedroom 4**





**Bathroom**









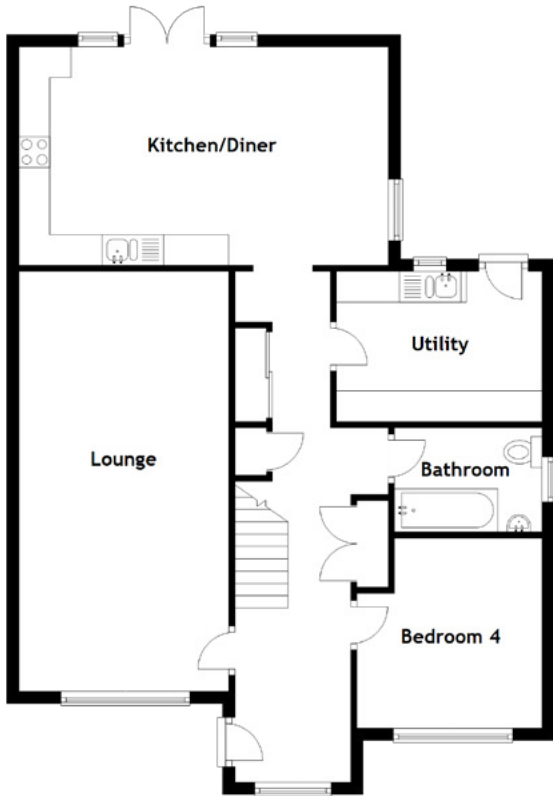
**Bedrooms 2&3**



**Bathroom**



Ground Floor



First Floor



Approximate Dimensions  
(Taken from the widest point)

**Ground Floor**

Lounge	6.82m (22'5") x 3.41m (11'2")
Kitchen/Diner	5.98m (19'7") x 3.55m (11'8")
Utility	3.34m (10'11") x 2.47m (8'1")
Bathroom	2.40m (7'10") x 1.69m (5'7")
Bedroom 4	3.09m (10'2") x 3.01m (9'11")
Garage	6.85m (22'6") x 2.95m (9'8")

**First Floor**

Bedroom 1	5.08m (16'8") x 3.55m (11'8")
Bedroom 2	3.94m (12'11") x 3.44m (11'3")
Bedroom 3	4.08m (13'4") x 2.90m (9'6")
Bathroom	2.15m (7'1") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup>

EPC Rating: D





**The Garden**



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Redford Loan is located in one of Edinburgh's most sought after residential areas situated to the south west of the city at the foot of the Pentland Hills. Colinton is a thriving community with a broad range of local amenities and activities including a good selection of every day shops, a health centre, pharmacy, dentists, post office, restaurants and churches with further facilities nearby including Tesco and a Morrisons Supermarkets. Colinton Village also has an excellent library which is well used by local residents. Spylaw Park, Bonaly and the Pentland hills are all within good walking distance and offer many pleasant recreational pursuits for walkers and cyclists.

The area has good golf courses and easy access to the Hillend ski slope. Edinburgh's city by-pass is situated close by and provides excellent links to the main motorway network, Edinburgh Airport, Fife and East Lothian. There are also highly regarded local primary and secondary schools within the catchment area which includes Bonaly Primary School. A regular public transport service operates to and from the city centre and to surrounding areas.

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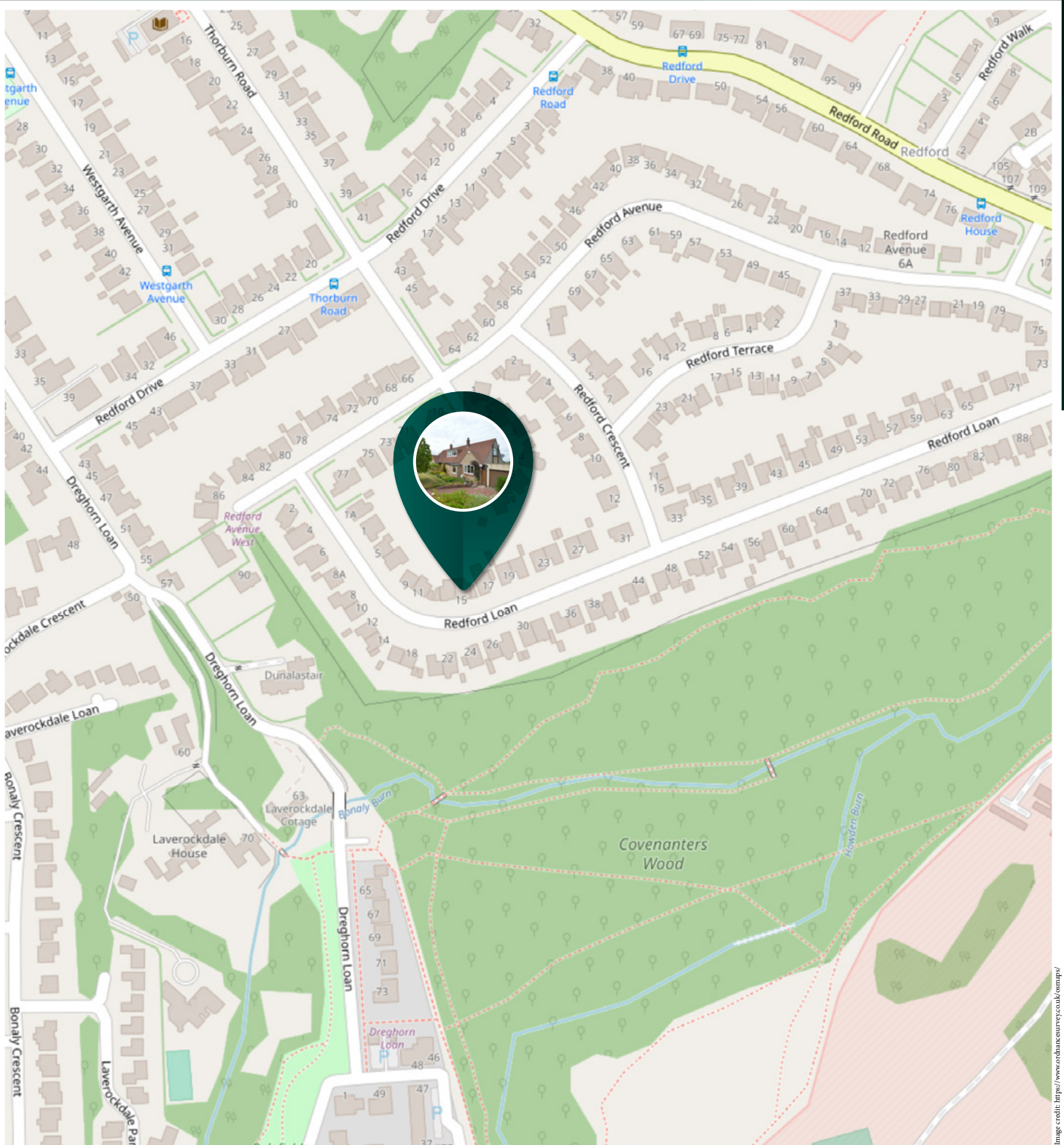


Image credit: <https://www.onthemap.com/>

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