

# 13 Redford Walk

EDINBURGH, EH13 0AF



*Superb five bedroom semi-detached villa presented to the market in immaculate internal order*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this superb five-bedroom semi-detached property which is presented to the market CHAIN FREE. The property sits on a generous plot with a large mature rear garden, off-street parking and garage. Internally, the property has been renovated to an exacting standard and is presented to the market in excellent internal order.

# THE LOUNGE



The accommodation comprises an entrance vestibule; a reception hall with a storage cupboard; generously proportioned front facing lounge with extended glazing that is the perfect place to sit with a book or simply watch the world go by.

A beautiful newly extended dining room which overlooks the rear garden has also been added to the rear; the glorious sliding doors and automatic Velux windows provide plenty of natural light and it is the perfect space to entertain guests or simply watch nature go by with beautiful views of the garden, this truly is the jewel in the crown of this marvellous home.

# THE DINING ROOM



# THE KITCHEN



Completing the downstairs accommodation is the stylish fitted kitchen with a range of wall and base mounted units, matching worktops and appliances including washing machine, dishwasher, gas hob and single oven; there is a larder/pantry style cupboard; an inner hall provides access to a small utility room and downstairs WC. There is also a downstairs bedroom which could be used for accommodation or even a studio.



# THE LOWER BEDROOM





Upstairs there is a bright landing with a storage cupboard; spacious front-facing master bedroom with built-in storage and further stunning views; two further generous double bedrooms; one single bedroom; family bathroom and separate WC.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2 & 3





# BEDROOM 4



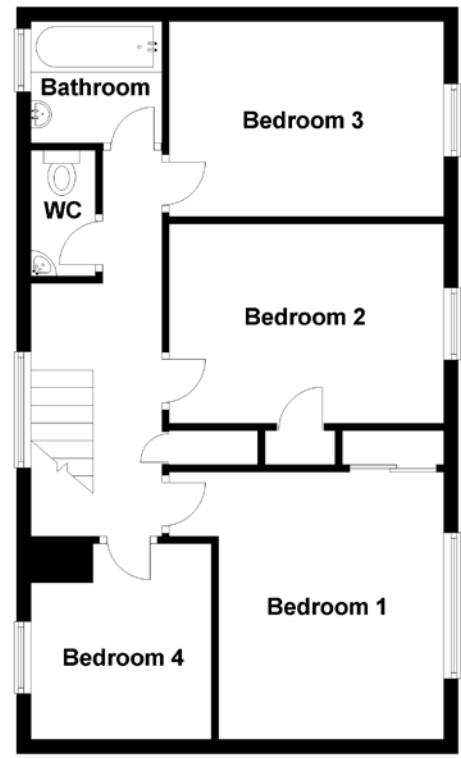
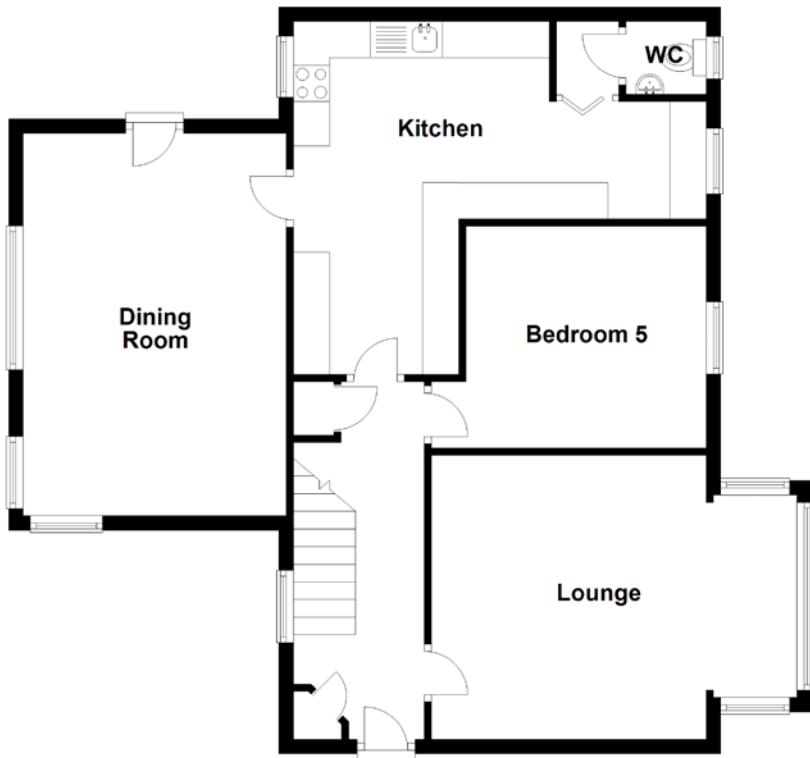
The gardens are beautifully landscaped with lawn, borders stocked with established flowering perennials and ornamental shrubs. plus 2 apple trees, a pear tree, raspberries, a redcurrant and a gooseberry bush, a bay tree and a wide range of herbs. There is a small greenhouse and a shed, plus a garden furniture storage box. There are 3 seating areas, and lots of wildlife including squirrels, newts, frogs and a wide variety of birds visit the numerous bird feeders. The driveway is mono blocked and lies to the side of the property and leads to the single garage.

Some properties really do tick every box, this is one of them.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

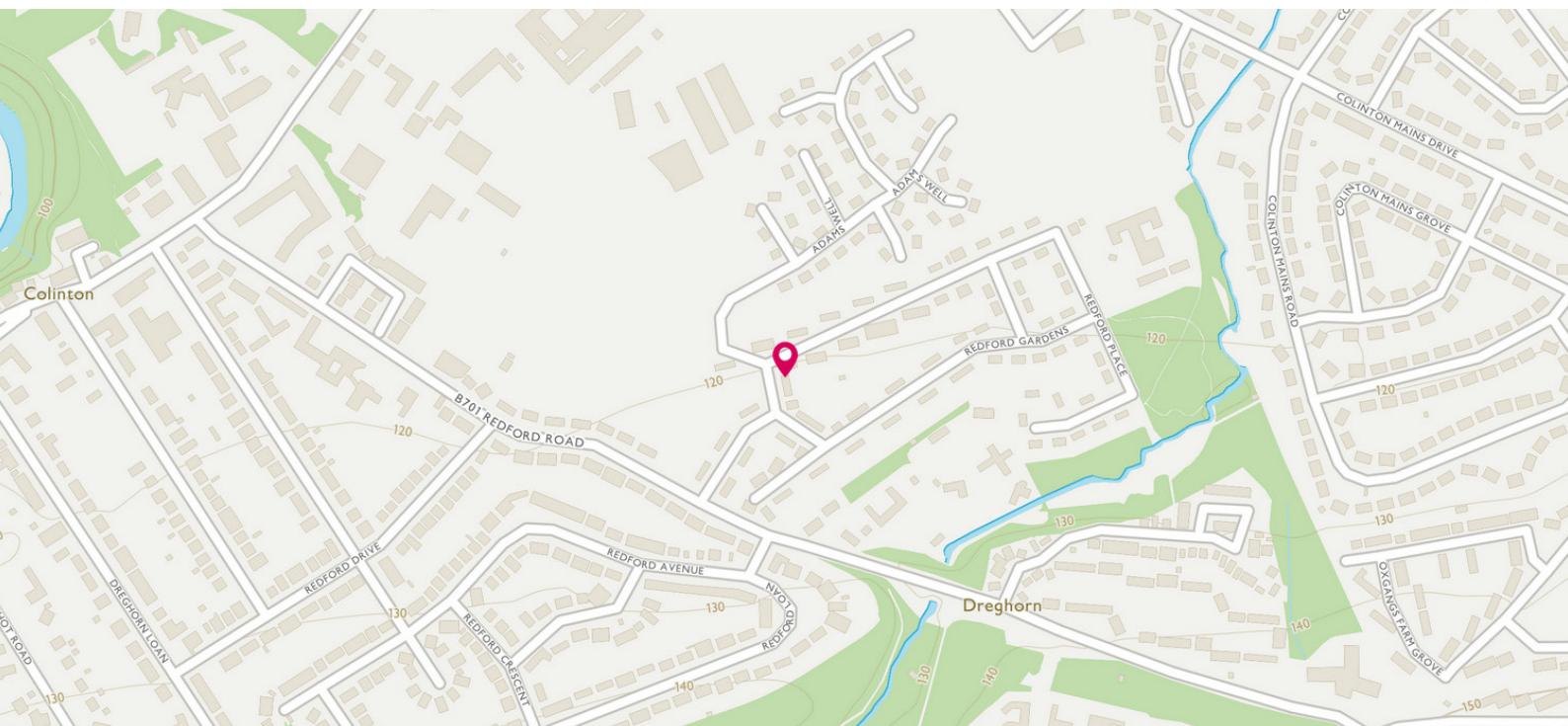


Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	5.05m (16'7") x 3.93m (12'11")
Kitchen	5.71m (18'9") x 4.88m (16')
Dining Room	5.29m (17'4") x 3.64m (11'11")
Bedroom 5	3.80m (12'6") x 3.07m (10'1")
WC	1.11m (3'8") x 1.00m (3'4")

First Floor	
Bedroom 1	3.79m (12'5") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 2.76m (9'1")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Bedroom 4	2.71m (8'11") x 2.49m (8'2")
Bathroom	1.87m (6'2") x 1.68m (5'6")
WC	1.74m (5'9") x 0.89m (2'11")

Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Redford Walk is located in one of Edinburgh's most sought after residential areas situated to the southwest 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 everyday 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 nearby. A regular public transport service operates to and from the city centre and to surrounding areas.

In addition to being able to get to the Pentlands on foot from the house, via Dreghorn Woods, there is a community wood at the end of Redford Gardens, beside Colinton Primary School, and there's a footpath past the adjacent playing field to the Colinton Tesco store, which is a 7 minute walk away. There's also a post office, a pharmacy and other shops both in Colinton Village and Colinton Mains, both within easy walking distance. There are excellent restaurants and pubs in Colinton Village, again all within walking distance.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**JONNY CLIFFORD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.