

32 Redford Road

COLINTON, EDINBURGH, EH13 0AA



4 bedroom semi-detached house in Colinton. The property is an excellent development opportunity



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McEwan Fraser Legal is delighted to present this four-bedroom semi-detached house in Colinton. The property is an excellent development opportunity. The house is a blank canvas ready for someone to make it their own.

THE LIVING ROOM



Inside, the property comprises of:

- Entrance hall
- Living room
- Kitchen
- Dining Room
- Bedroom 1 (double)
- Bedroom 2 (double)
- Bedroom 3 (double)
- Bedroom 4 (double)
- Bathroom
- Shower room
- Good storage
- Double glazing
- Gas central heating
- Front, side and rear gardens
- On and off-street parking



THE DINING ROOM



THE KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3 & 4



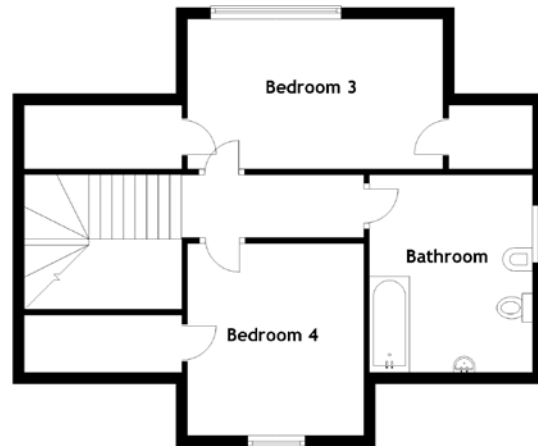
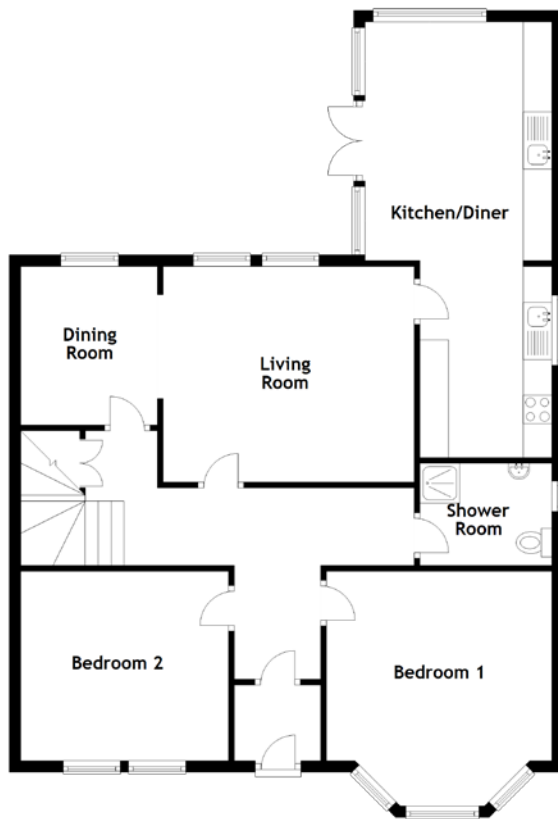
THE SHOWER ROOM & BATHROOM



THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

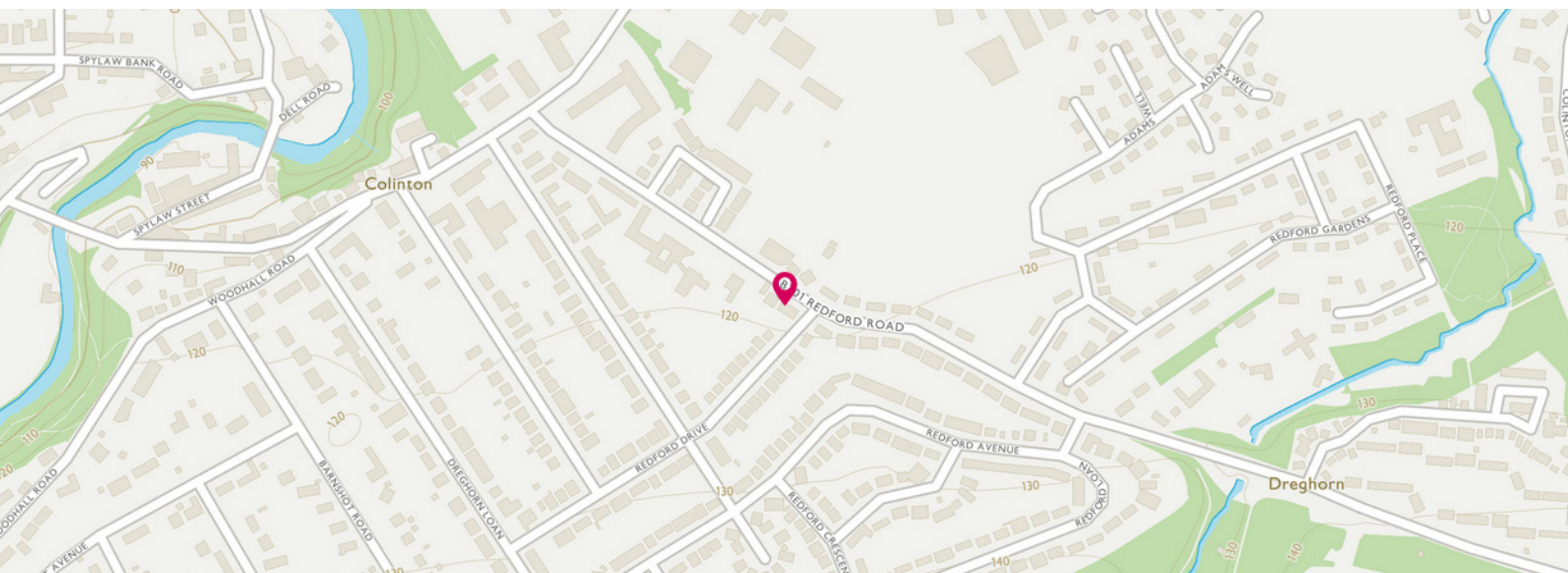
| | |
|---------------|--------------------------------|
| Living Room | 4.40m (14'5") x 3.78m (12'5") |
| Dining Room | 2.78m (9'1") x 2.40m (7'10") |
| Kitchen/Diner | 7.60m (24'11") x 3.27m (10'9") |
| Bedroom 1 | 4.11m (13'6") x 3.95m (13') |
| Bedroom 2 | 3.65m (12') x 3.32m (10'11") |
| Shower Room | 1.94m (6'4") x 1.79m (5'10") |

First Floor

| | |
|-----------|------------------------------|
| Bedroom 3 | 4.47m (14'8") x 2.63m (8'8") |
| Bedroom 4 | 3.36m (11') x 3.18m (10'5") |
| Bathroom | 3.46m (11'4") x 2.85m (9'4") |

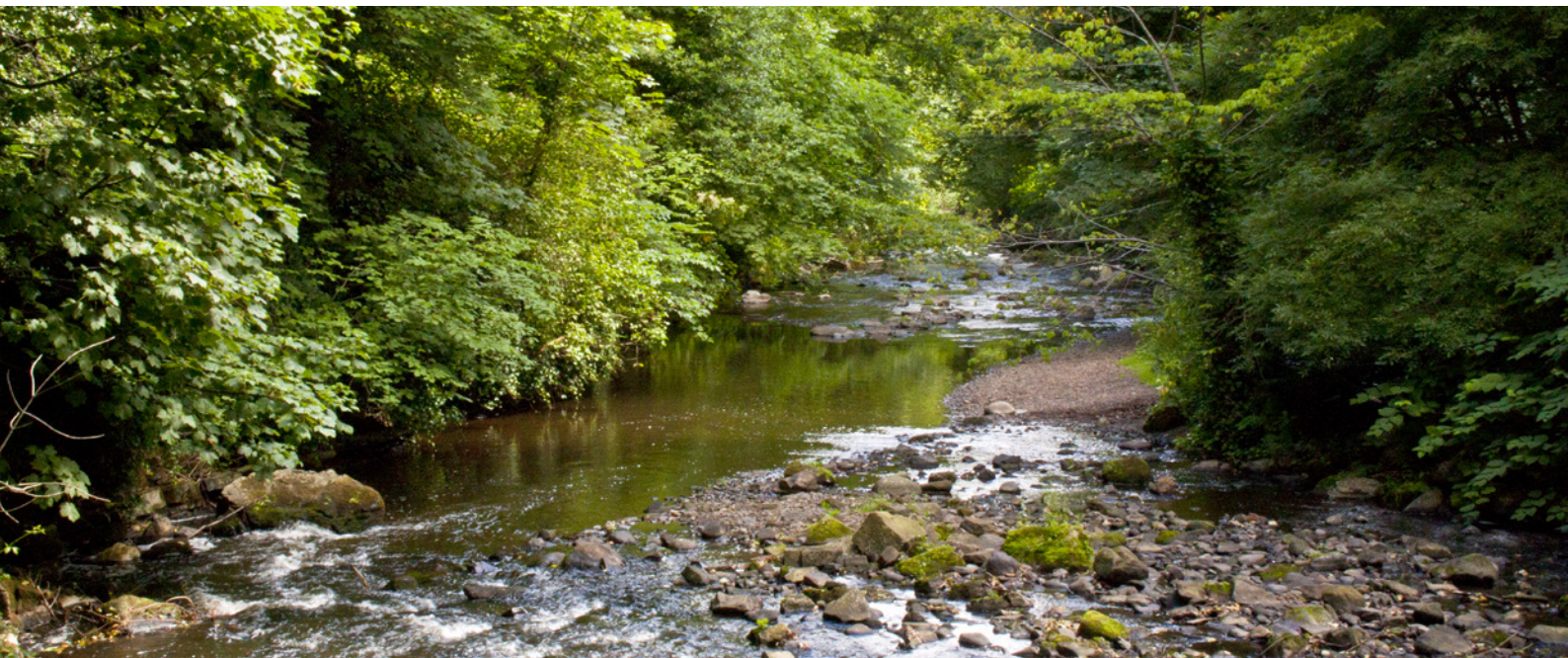
Gross internal floor area (m²): 136m²

EPC Rating: E



THE LOCATION

Colinton is a thriving and vibrant residential area located approximately 4 miles south of the city centre. Within the immediate area, there are amenities to meet everyday needs including specialist shops, a Post Office and several supermarkets.





A short drive via the nearby Edinburgh City Bypass you will find a number of retail parks more than adequately meeting additional shopping requirements. Leisure facilities are well provided for by way of public parks, Hillend Ski Slope, Craiglockhart Sports Centre and the Pentland Hills which are home to a number of golf courses. Locally, there is a good range of well-regarded nursery, primary, and secondary schools. At further education level is the nearby Edinburgh Napier University Craiglockhart Campus. Regular bus links into the city centre and the nearby Edinburgh City Bypass providing access to the A1, Edinburgh Airport and major motorway networks make this area ideal for commuting.



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