

# 35 Redford Loan

COLINTON, EDINBURGH, EH13 0AU



*Superb three-bedroom detached bungalow  
which is presented to the market CHAIN FREE*



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McEwan Fraser is delighted to present this superb three-bedroom detached bungalow 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 immaculate internal order.

# THE LIVING ROOM



The internal accommodation is focused on a bright and spacious dual aspect living room. A working stove makes for a natural focal point but the generous floor space on offer gives ample flexibility for a variety of different furniture configurations. This gives plenty of scope for an incoming purchaser to create their ideal entertaining space.

# THE KITCHEN



A stylish modern galley kitchen sits immediately behind the living room. Recently refitted, the kitchen comprises a full range of white gloss units with integrated appliances including an electric hob, oven and microwave. Space is provided for a free-standing washing machine and a larger style fridge freezer.







Move further along the central hallway. There are three double bedrooms, one of which is currently utilised as a dining room. The two largest bedrooms overlook the rear garden. Both bedrooms have ample floor space for a full suite of bedroom furniture alongside integrated wardrobes. The third bedroom faces the front of the property and is, again, a well-proportioned double. Accommodation is completed by a modern bathroom that enjoys partial tiling and a white three-piece suite with a shower over a bath. There is also a large loft for additional storage.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3 & DINING ROOM





# THE BATHROOM





Externally, the property sits behind a mature front garden which is laid lawn and bordered by a boundary wall with privet hedge. To one side, a driveway leads to the attached garage. To the rear, there is a very generous rear garden which includes a patio, lawn and established bedding areas.

Further benefits include gas central heating and double glazing.

Properties like this are popular as they offer excellent potential for further extension on the ground floor and into the large loft space (STPP).

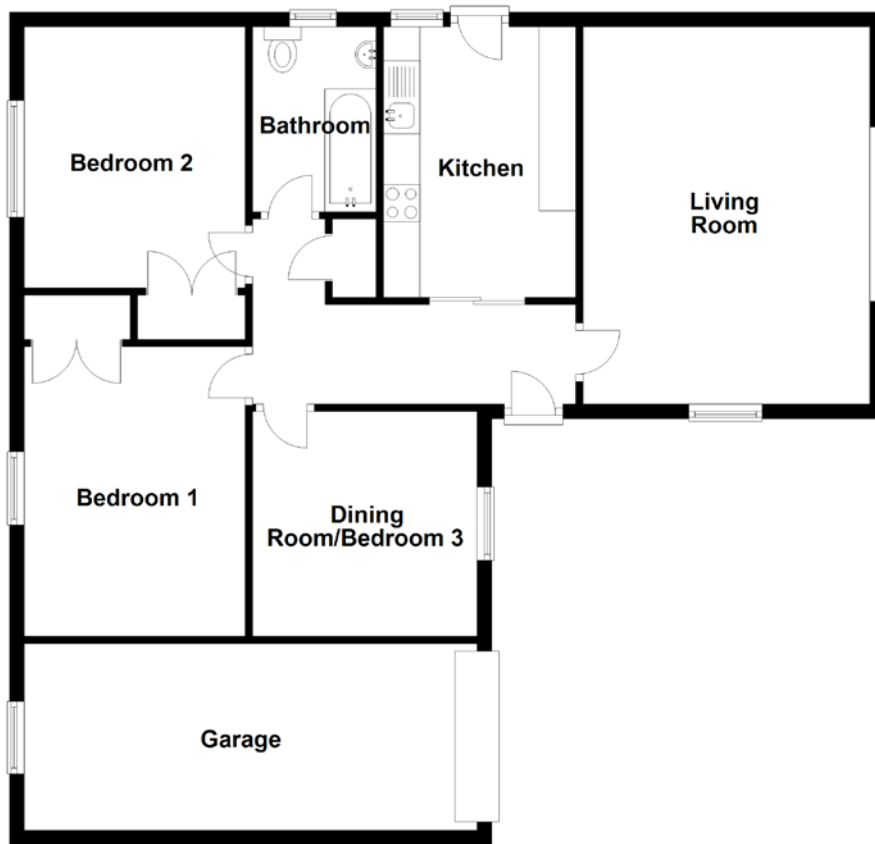
Early viewing is essential.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

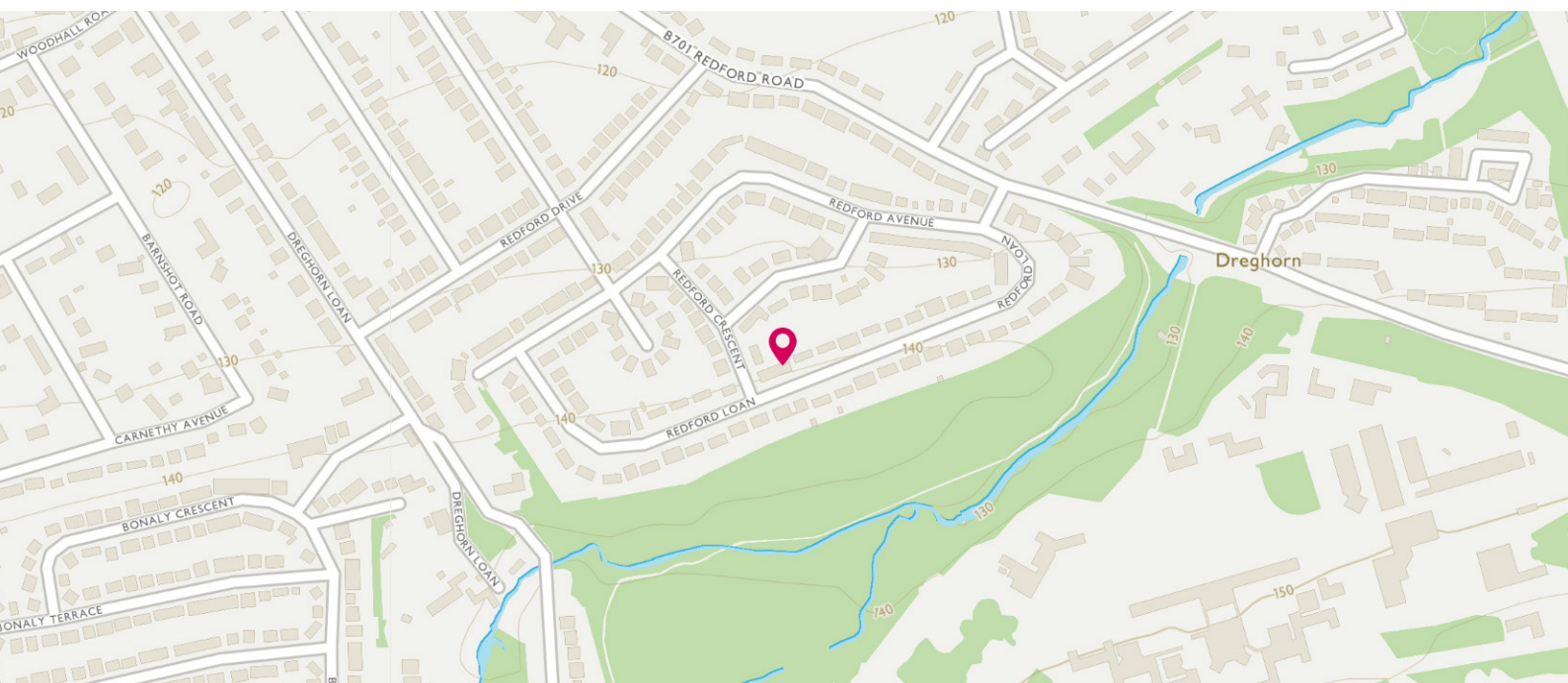


Approximate Dimensions (Taken from the widest point)

Living Room	5.16m (16'11") x 3.92m (12'10")
Kitchen	3.70m (12'2") x 2.63m (8'8")
Bedroom 1	3.96m (13') x 3.02m (9'11")
Bedroom 2	3.57m (11'9") x 3.02m (9'11")

Dining Room/Bed 3	3.07m (10'1") x 2.95m (9'8")
Bathroom	2.53m (8'4") x 1.69m (5'7")
Garage	6.72m (22'1") x 2.55m (8'4")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

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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