

40 Redford Avenue

EDINBURGH, EH13 0BU



*SUPERB TWO-BEDROOM SEMI-DETACHED
BUNGALOW IN AN EXCELLENT CORNER PLOT*



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CHAIN FREE. McEwan Fraser is delighted to present this superb two-bedroom semi-detached bungalow in an excellent corner plot which is presented to the market in fantastic condition. The property sits on a generous plot with a large mature rear garden, off-street parking and a single garage. Internally, the property has been well maintained and there is an excellent opportunity to take this property and extend both upwards and outwards!

The internal accommodation is focused on a bright and spacious living room with feature gas fire and the generous floor space on offer gives ample flexibility for a variety of different furniture configurations. A spacious family/dining room overlooks the rear garden with direct access via full-width patio doors. The kitchen comprises a full range of floor and wall units with integrated appliances including an induction hob, oven and washing machine. There are two double bedrooms, one of which benefits from an en-suite shower room. Accommodation is completed by a bathroom that enjoys partial tiling and a white three-piece suite with an electric shower. There is also a large loft for additional storage.







family/dining room



bedroom 1 & en-suite





bedroom 2





the bathroom





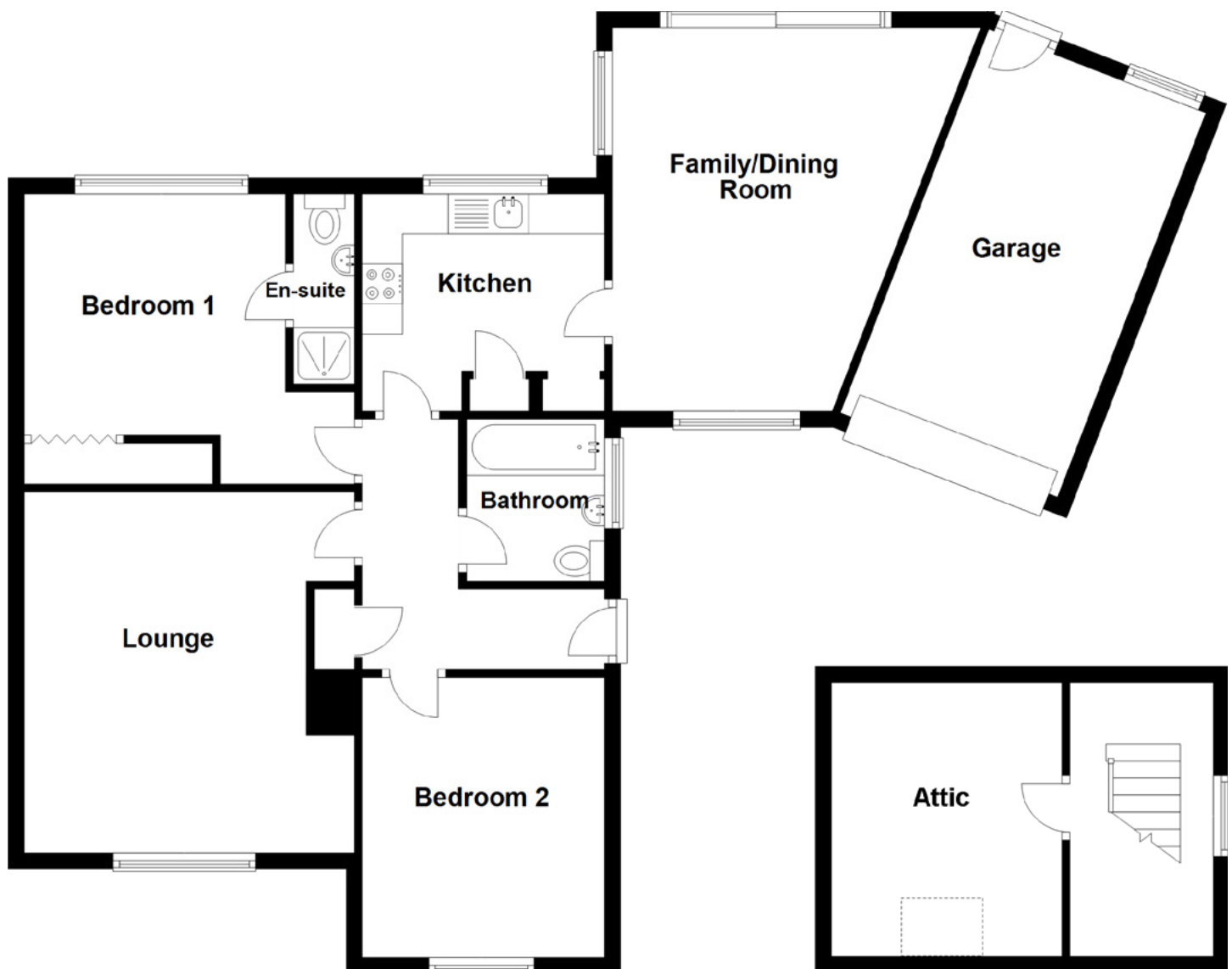
the attic





the hall





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 2.00m (6'7")
Kitchen	3.02m (9'11") x 2.71m (8'11")
Family/Dining Room	4.86m (15'11") x 3.33m (10'11")
Bedroom 1	4.12m (13'6") x 3.62m (11'11")
En-suite	2.37m (7'9") x 0.76m (2'6")
Bedroom 2	3.50m (11'6") x 3.02m (9'11")
Bathroom	2.02m (6'8") x 1.72m (5'8")
Garage	5.96m (19'7") x 2.90m (9'6")
Attic	3.39m (11'2") x 2.86m (9'5")

Gross internal floor area (m²): 86m²

EPC Rating: C



Externally, the property sits behind a mature front garden which is laid lawn and bordered by a boundary wall. A gated driveway leads down to the attached garage with electric door. To the rear, there is a very generous rear garden which includes a decked area, 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.

40 Redford Avenue





Redford Avenue 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.

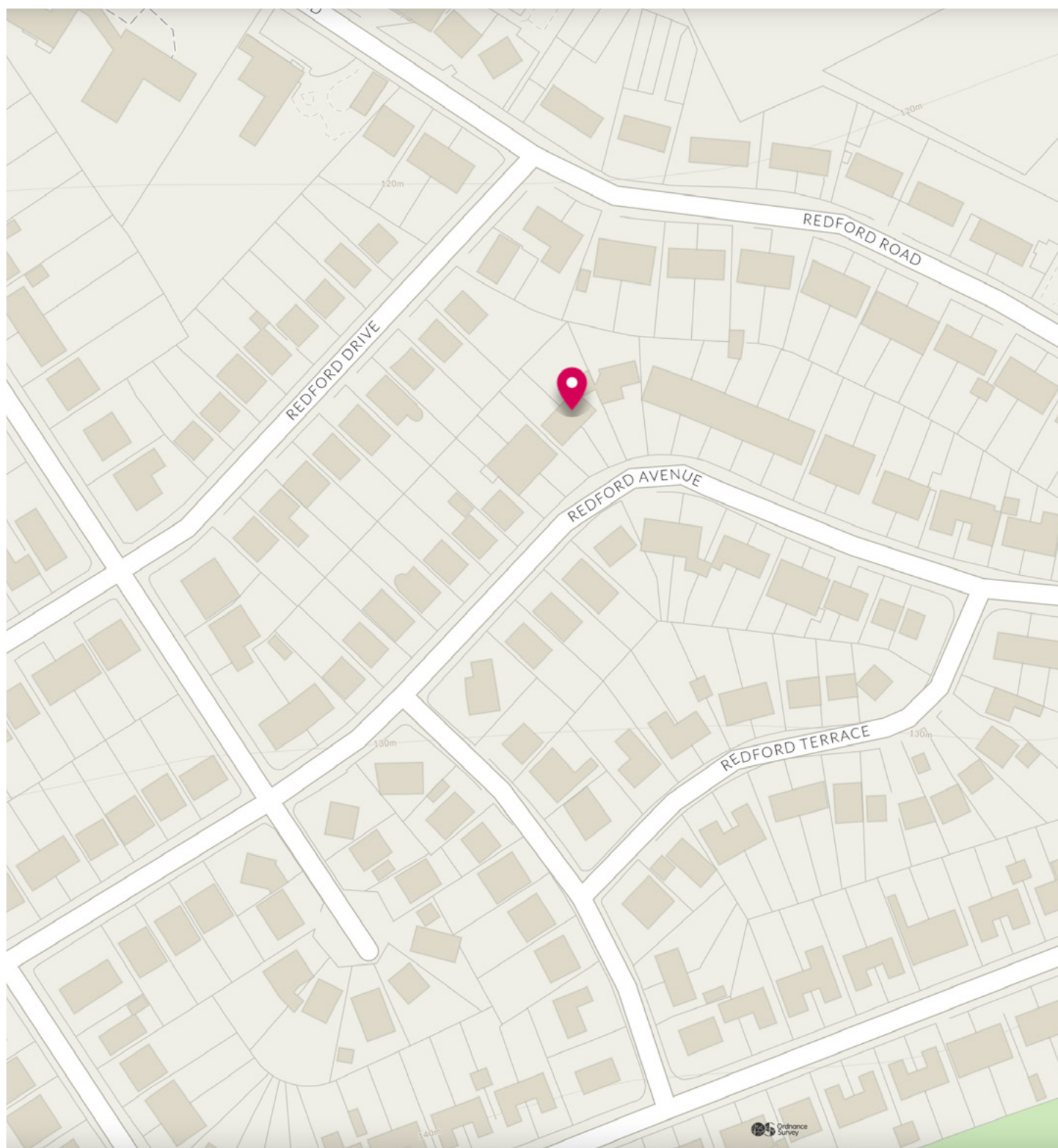


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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