

33 Redford Avenue

COLINTON, EDINBURGH, EH13 0BX



Generously Proportioned Four-Bedroom Family Home



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McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom semi-detached family home in one of Edinburgh's most desirable areas.

THE LIVING ROOM



Inside, the property comprises of:

- A spacious, bay windowed, living room to the front of the property, which could serve as a fourth bedroom, if required.
- Modern, open plan kitchen, dining, family room with large windows and patio doors leading to the generous, south facing, fully enclosed, rear garden. The kitchen is well equipped with ample storage, a five ring gas hob, double fan electric oven, built in microwave and freestanding appliances. There is also a multi-fuel stove and marble fireplace in the dining area. This generously proportioned space is perfect for family living and entertaining.

THE KITCHEN/DINER



THE FAMILY ROOM



THE UTILITY / SHOWER ROOM





- The property benefits from a modern and spacious family bathroom on the first floor, as well as a ground floor utility room, with a three-piece shower room.
- The property benefits from three bedrooms on the first floor, including the bay windowed master bedroom to the front, which has modern fitted wardrobes. The front sitting room could provide a generous fourth bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



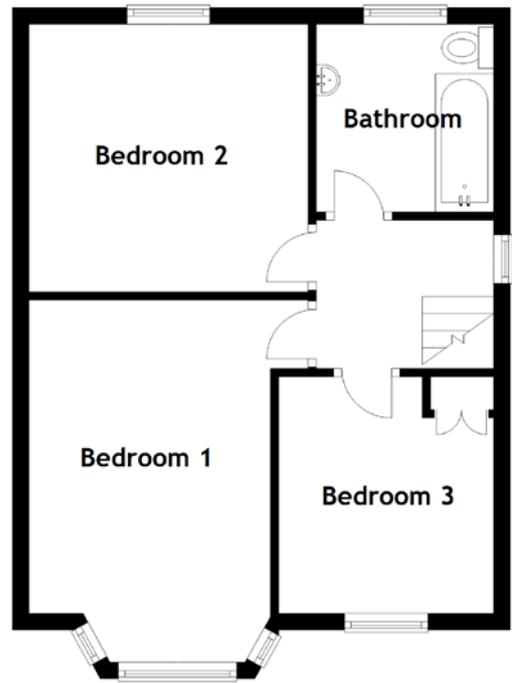
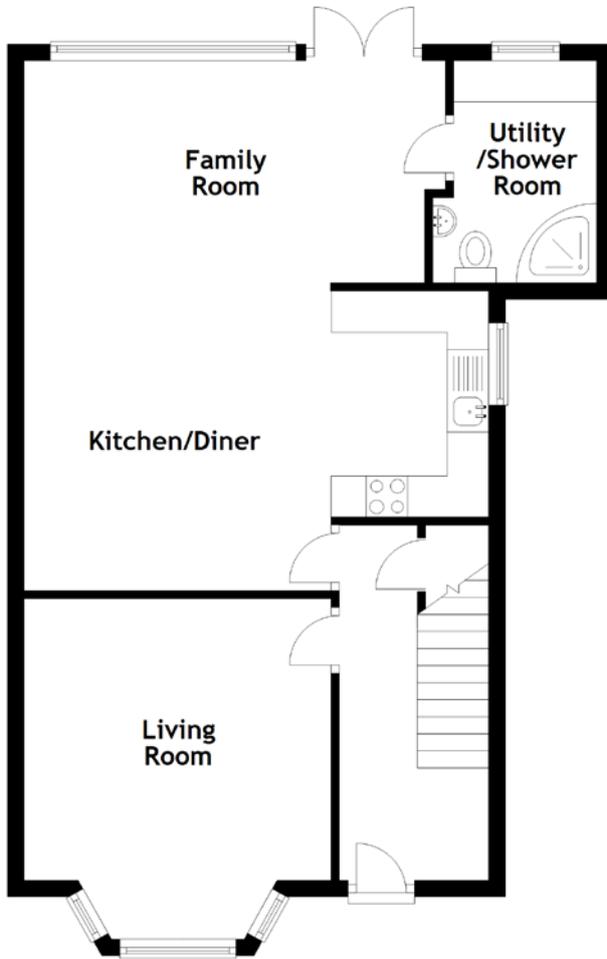
The property benefits from a private front garden, with a lawn and shrub borders, a driveway and garage, as well as an easy to maintain rear garden, with an extensive patio and decked area, as well as established shrub borders. There is access to the rear of the garage from the garden, as well as an outside tap.

In addition, the property benefits from gas central heating and double glazed windows throughout. This property is expected to be of particular interest and, therefore, early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

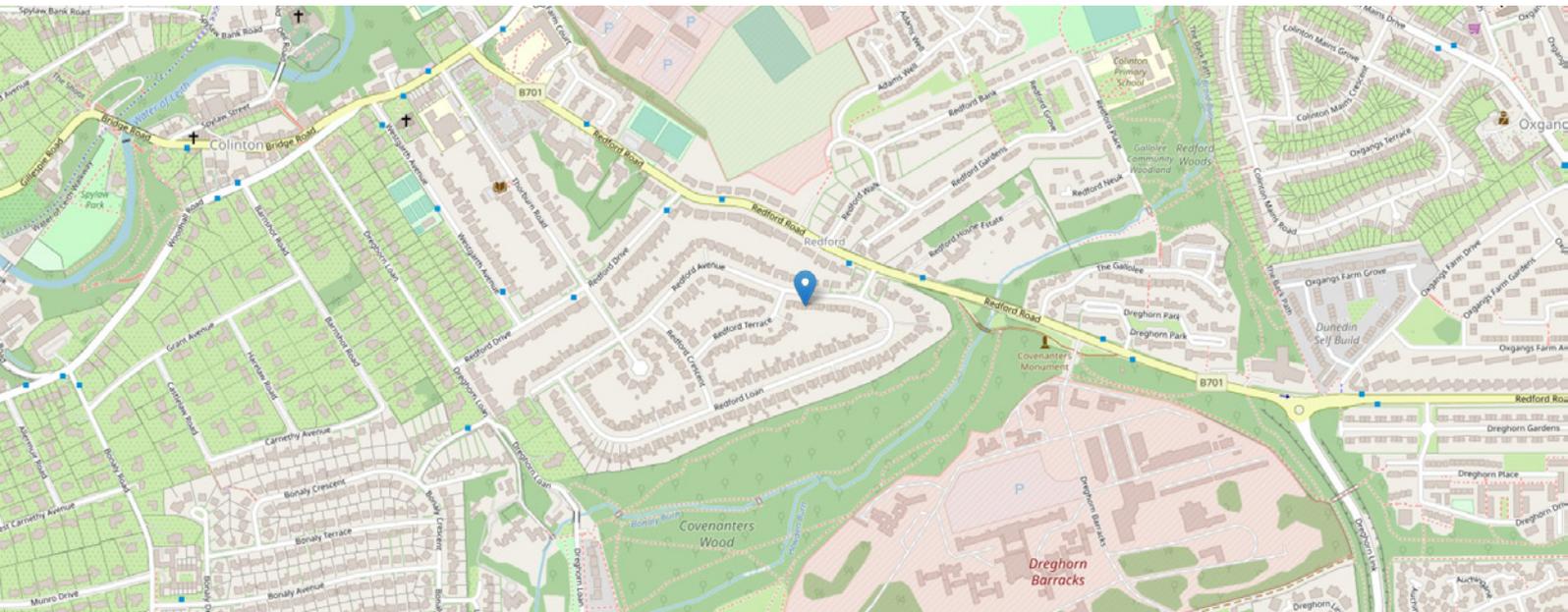


Approximate Dimensions (Taken from the widest point)

Living Room	4.06m (13'4") max x 3.70m (12'2")
Kitchen/Diner	5.60m (18'4") x 3.64m (11'11")
Family Room	5.08m (16'8") x 2.70m (8'10")
Utility /Shower Room	2.70m (8'10") x 1.91m (6'3")

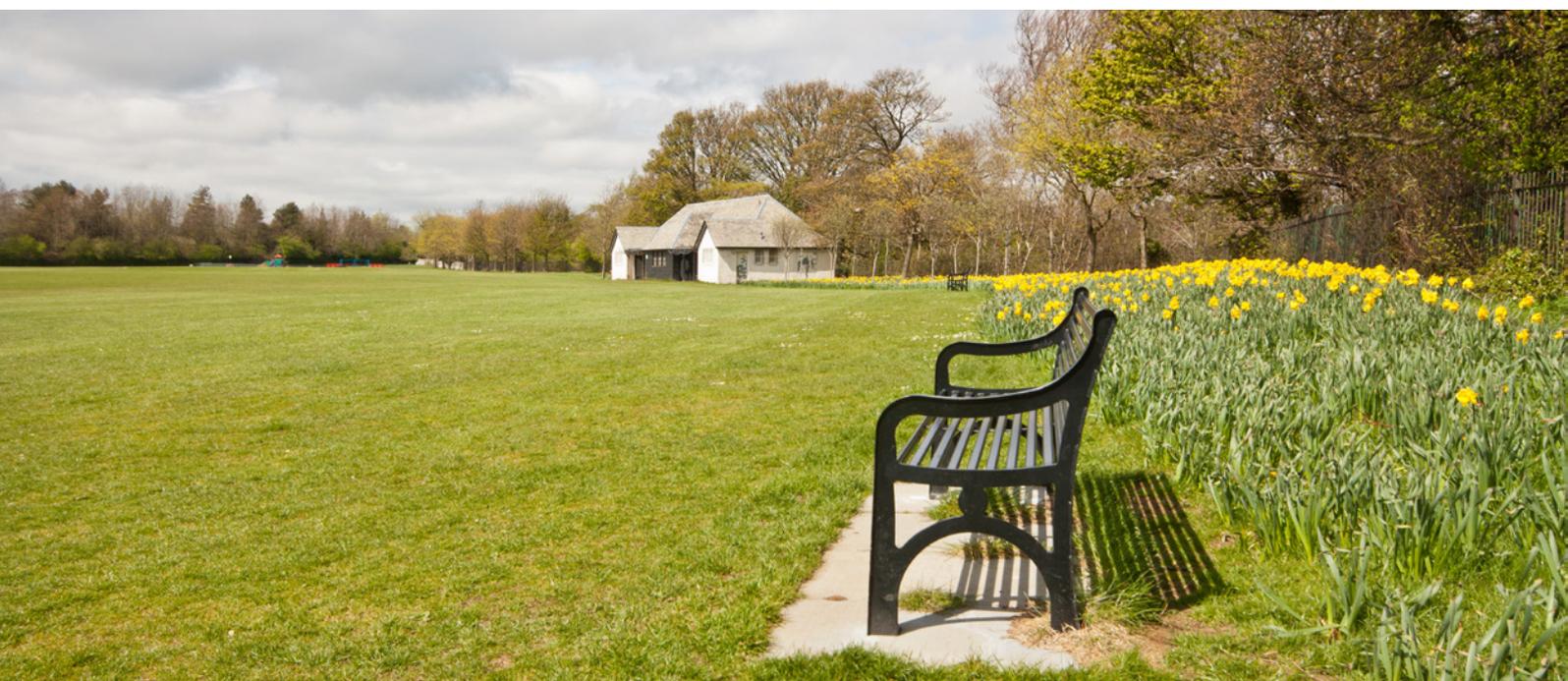
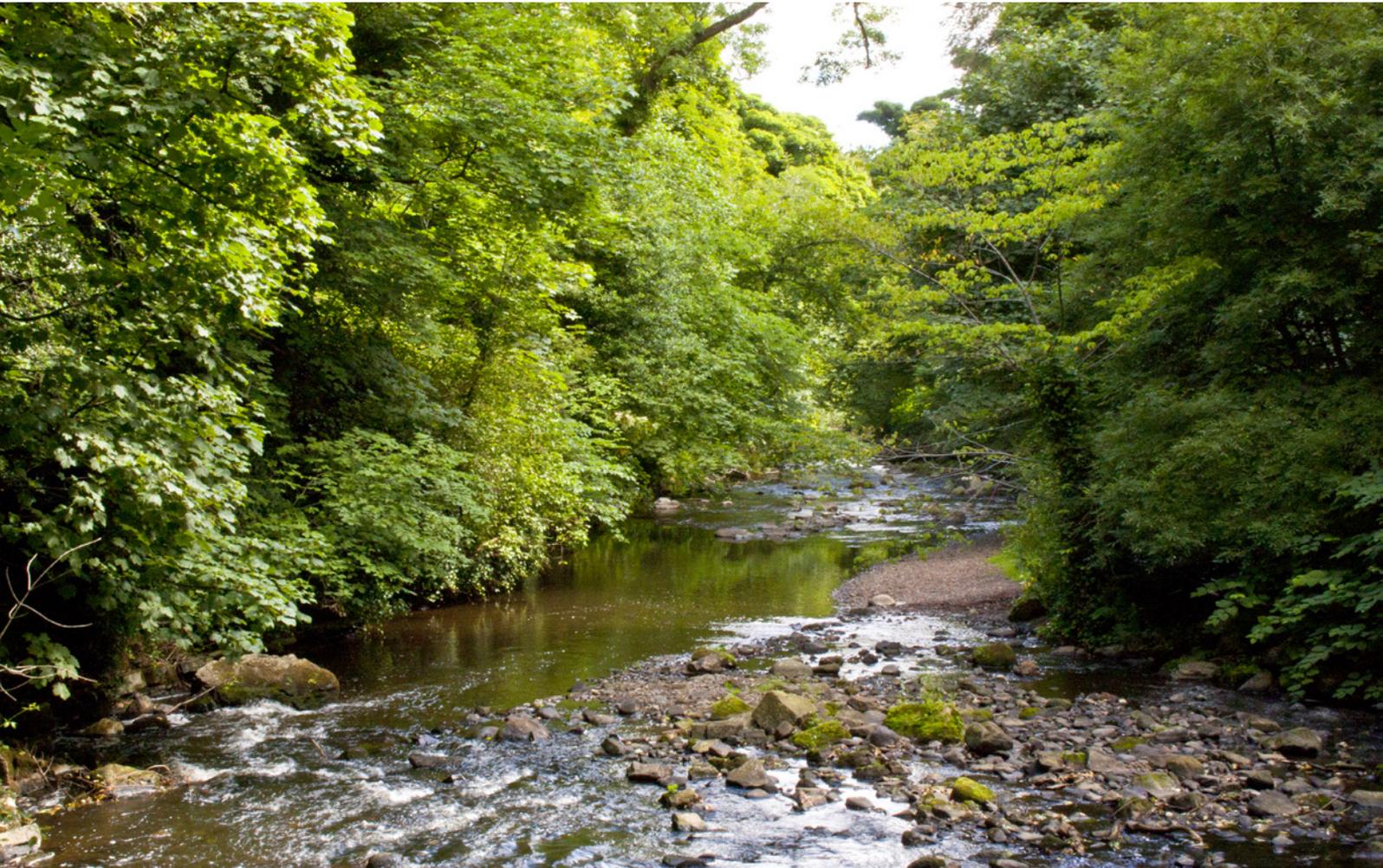
Bedroom 1	4.40m (14'5") x 3.36m (11')
Bedroom 2	3.36m (11') x 3.25m (10'8")
Bedroom 3	2.88m (9'5") x 2.59m (8'6")
Bathroom	2.43m (8') x 1.89m (6'2")

Gross internal floor area (m²): 104m² | EPC Rating: C



THE LOCATION

Redford Avenue 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.



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