



71/2 Newtoft Street  
Gilmerton, EH17 8RB

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

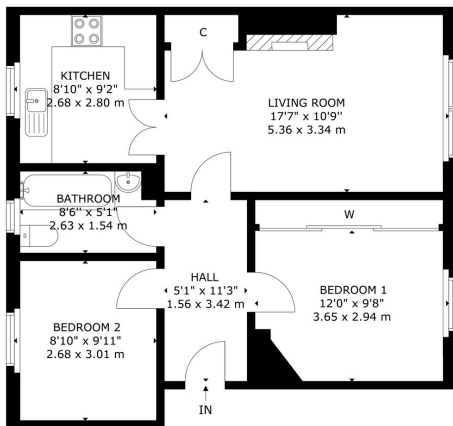
- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D





This well-presented first floor flat is situated in the popular area of Gilmerton, in south Edinburgh, close to convenient local amenities and bus links to the city centre and surrounding areas. Nearby Cameron Toll Shopping Centre offers a wider range of high street retailers, supermarkets and a gym. There is lovely outdoor space nearby at Craigmillar Castle and Liberton Golf Club. The accommodation comprises; welcoming hallway, spacious living room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. There is a private garden area to the rear, a shared drying green and free on-street parking in the area. The property features double glazing and gas central heating. Included in the sale are the fitted floor coverings, curtains, cooker, oven, hob and washing machine. All included appliances are sold as seen with no warranty provided.





FIRST FLOOR

71/2 NEWTOFT STREET, EH17 8RB

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 631 SQ FT / 59 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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