



65/1 Newtoft Street
Gilmerton, EH17 8RB

deans 
Solicitors & Estate Agents LLP



UPPER VILLA

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Section of Garden Ground
- Free On-Street Parking
- EPC Rating - C



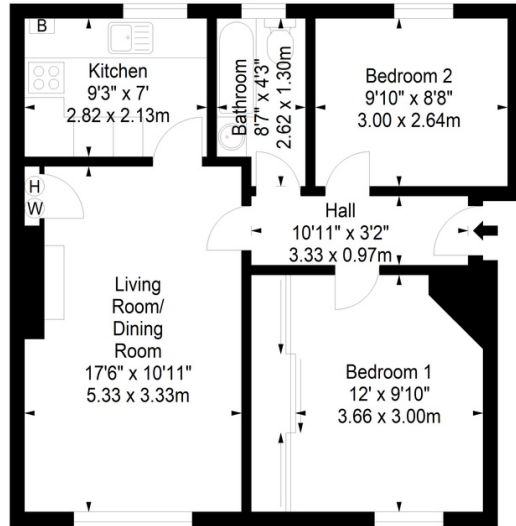
This lovely and well-presented upper villa is located within the popular residential area of Gilmerton. The property is close to a variety of amenities, easy reach of Edinburgh Royal Infirmary and the City Bypass. An excellent public transport services is located on the doorstep and provides easy access to the City Centre. In move-in condition, the accommodation would make an excellent first purchase and comprises; welcoming entrance hallway, attractive living room with feature wood burning stove, fitted kitchen, two delightful double bedrooms/one with built-in wardrobes and contemporary bathroom with shower over. There is a private section of garden ground to the rear along with a communal drying area and free on-street parking available to the front. Further benefits include gas central heating and double glazing. All appliances are sold as seen with no warranty provided.



**Newtoft Street,
Edinburgh,
Midlothian, EH17 8RB**



Approx. Gross Internal Area
589 Sq Ft - 54.72 Sq M
For identification only. Not to scale.
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First Floor



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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