



Solicitors & Estate Agents










Offers Over

£160,000

47/2 Newtoft Street

Gilmerton | Edinburgh | EH17 8RB

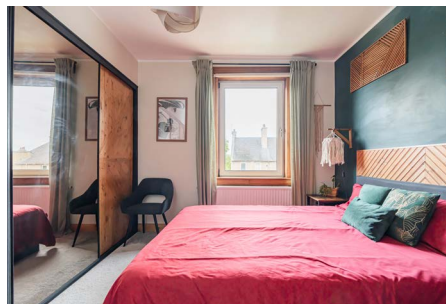
Lovely, well presented upper villa with private garden to rear, well positioned close to many super amenities, transport links with the city bypass just a short drive away.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private garden & Shared garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This delightful home is offered to the market in move-in condition having been upgraded by the present owner in recent times. The accommodation shall undoubtedly appeal to the first time buyer/couple or rental investor and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the property comprises; entrance hallway, sizeable lounge/diner with front facing aspect and a feature fireplace. The upgraded kitchen is located off the lounge/diner with window to rear with aspect over the gardens. Fitted with soft-close wall and base units including a pull-out carousel and complemented with oak fronted cabinets. There is a built-in electric hob with hood above, built-in electric oven and integrated dishwasher. There are two spacious double bedrooms, with the larger of the two fitted with built-in wardrobes allowing for ample storage space. The bathroom comprises of a white three-piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler (installed approx. 4 years ago) and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob/oven and integrated dishwasher.

Gardens and parking

There is a private section of garden ground located to the rear with lawn and housing the garden shed. In addition, there is a communal rear garden/drying green. On-street parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Newtoft Street forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops, takeaways and services including a Spar, Morrison's, Aldi and Iceland supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close by offering a more extensive range of shopping requirements. Great public transport services at the close at hand Lasswade Road and Gilmerton Dykes Street operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.



Approx. Gross Internal Floor Area 54.57 Sq M / 587 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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