





Welcome

Welcome to Newbyth Road, a stylish, two bedroom terraced property forming part of a modern development (circa 2020) within the sought-after area of Gilmerton, lying to the south of Edinburgh City centre. The property offers bright and spacious accommodation, combining comfort and convenience with excellent transport links, local amenities, and an easy commute to the city centre, making this an ideal opportunity for first-time buyers, small families, or investors. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Front facing living room
- Breakfasting kitchen fully equipped, white goods included
- Downstairs cloaks comprising WC and wash hand basin
- Two bedrooms, one with built in storage
- Family bathroom
- Gas central heating
- Double glazing
- Enclosed rear garden
- Private garden to the front
- Residents and visitors parking available





Gilmerton

Newbyth Road is situated in the heart of Gilmerton, the property offers a tranquil residential setting forming part of a newly built development situated just a short distance south of Edinburgh city centre. The area benefits from excellent local amenities, including supermarkets, shops, cafes, and restaurants. For those who enjoy the outdoors, Gilmerton is close to parks and green spaces, providing plenty of opportunities for walks and outdoor activities. The property is well-connected by public transport, with regular bus services to the city centre and surrounding areas. Gilmerton Road and the Edinburgh City Bypass are also within easy reach, offering quick access to major routes

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

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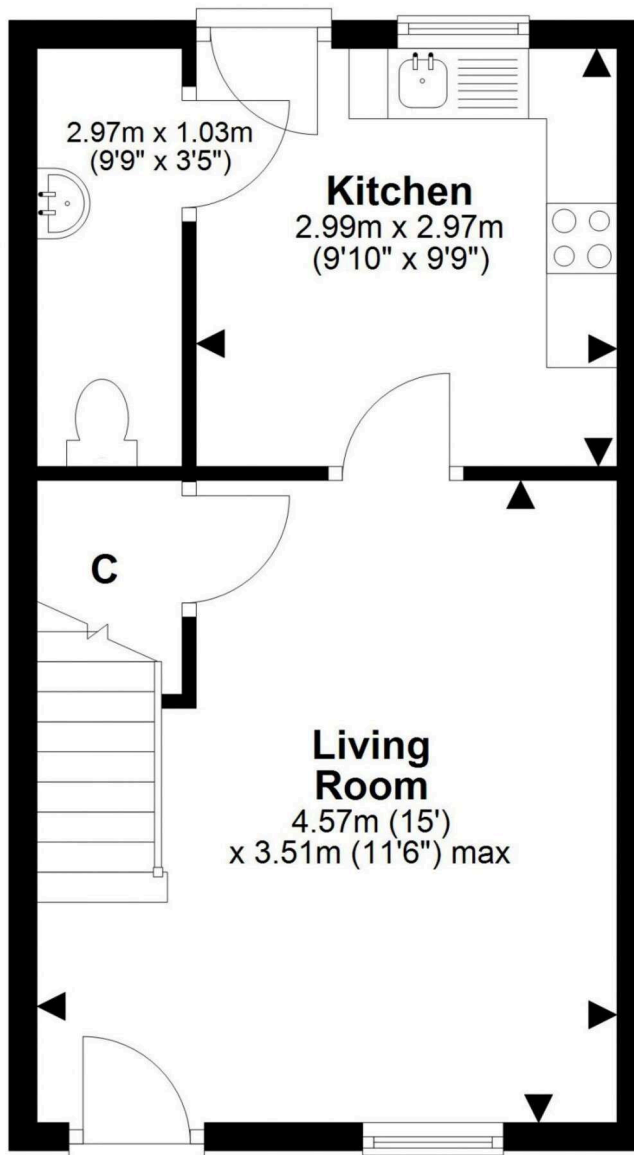
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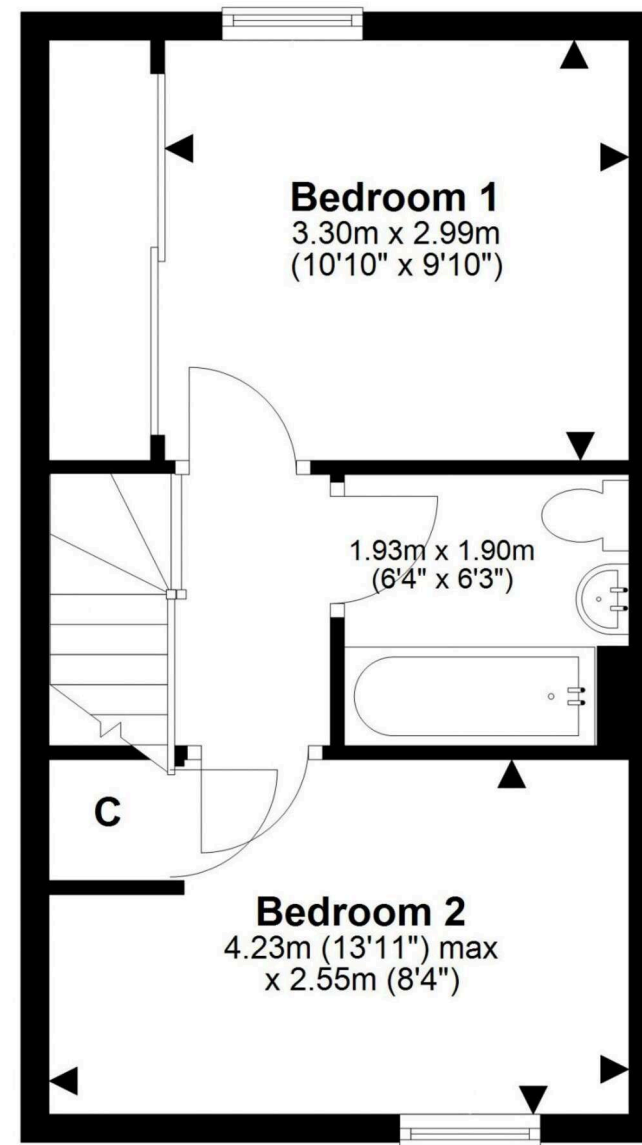


CHARTERED FIRM

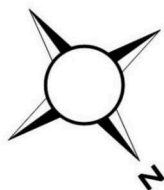
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.