



Offers over £205,000

21 Riverside, Newbridge, Edinburgh, EH28 8SU



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## Extremely Charming Terraced Villa With Mature Private Gardens

A superb opportunity to acquire an extremely charming terraced villa well positioned within the popular district of Newbridge, close to excellent amenities and within easy reach of the M8/M9 and Edinburgh Airport.

Enjoying a bright southerly aspect, this delightful family home offers well-proportioned accommodation over two levels, generous in size and convenient in layout with useful storage. In brief, the light and spacious accommodation comprises: entrance hall, lounge with feature fireplace/gas fire, fitted kitchen with appliances (gas cooker, automatic washing machine & fridge/freezer), rear vestibule with fitted storage and door to rear garden, three double bedrooms and shower room. While comfort is assured by means of gas central heating complemented by the installation of double-glazed windows, some upgrading and decoration would now be beneficial. The property is set within sizeable mature gardens, attractively laid out for ease of maintenance. All fitted floor coverings, curtains, blinds and garden shed are included.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

<b>Lounge</b>	14'2 x 13'4 (4.32m x 4.06m)
<b>Kitchen</b>	9'4 x 8'6 (2.84m x 2.59m)
<b>Bedroom 1</b>	14'3 x 10'4 (4.34m x 3.15m)
<b>Bedroom 2</b>	12'8 x 9'7 (3.86m x 2.92m)
<b>Bedroom 3</b>	11'6 x 9'6 (3.51m x 2.90m)
<b>Bathroom</b>	8' x 6'9 (2.44m x 2.06m)



## LOCATION

The property is situated within the ever-popular village of Newbridge to the west of Edinburgh, minutes from Newbridge Roundabout with easy access to the M8, M9 and the A720 city bypass. Additionally, the Park and Ride at Ingliston is within easy reach and provides frequent shuttle service into the city centre and other locations throughout Edinburgh. Newbridge has a bank, local pub with beer garden, petrol station with a McDonald's restaurant and a Scotmid at nearby Ratho Station. Further specialist and supermarket shopping are within easy reach at Broxburn and at the Gyle Shopping Centre in west Edinburgh. Hillwood Primary School and Craigmount High School are within the school catchment area for the property.

## EXTRAS

All fitted floor coverings, curtains, blinds, kitchen appliances and garden shed.

Note: No warranty will be provided for appliances, central heating or systems.

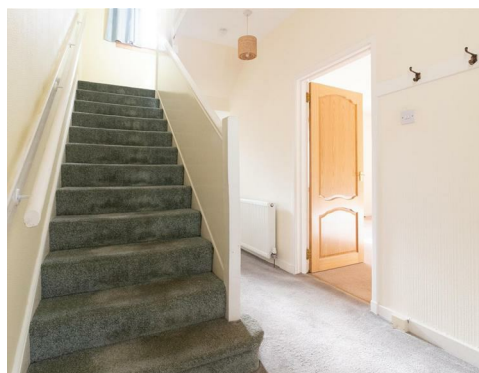
## EPC RATING

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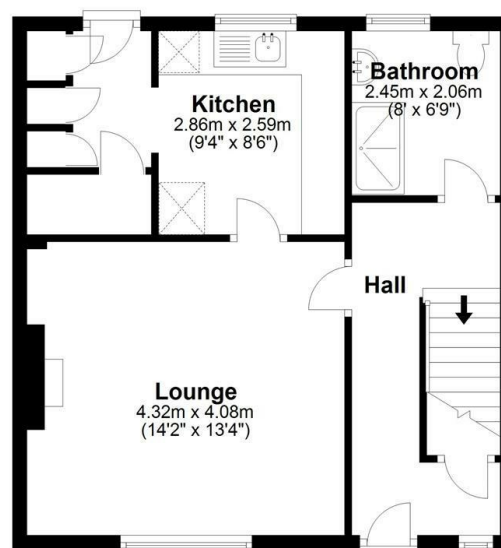
## VIEWING

By appointment, please telephone selling agents 0131 554 6244

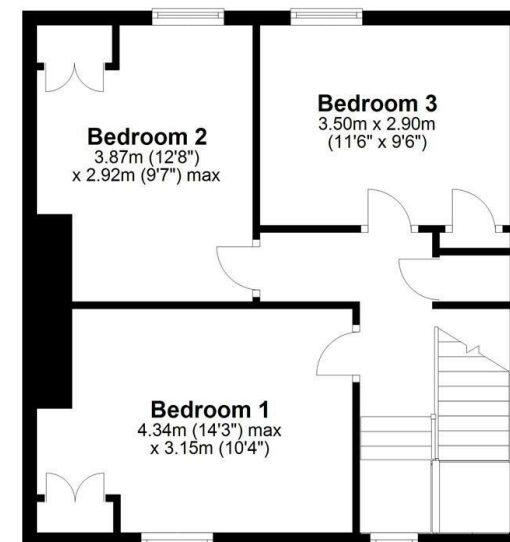




**Ground Floor**



**First Floor**



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.