



7 Newtoft Street
GILMERTON | EDINBURGH | EH17 8RG


warners
solicitors & estate agents



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A seldom available opportunity has arisen to acquire this beautifully-presented three-bedroom terraced home boasting a south-east facing private rear garden and garage, in the popular residential Gilmerton district of Edinburgh, with fantastic local amenities and transport link across the city.

This stunning family home has been tastefully decorated to a high standard throughout and is offered to the market in genuine move-in condition. The living room is of an excellent size, providing an ideal space for relaxing with family or entertaining friends. Just off this lies the conservatory, which in turn provides access to the well-maintained and private rear garden. Completing the accommodation on ground level, the kitchen is modern, well-appointed and provides a good amount of cupboard storage. The principal bedroom offers plenty of built-in wardrobe storage, and the two further bedrooms, both well-sized doubles, could alternatively be employed as an ideal home office, study or gym giving the property a great amount of flexibility. A modern family bathroom with separate bath and shower completes the accommodation internally. Offering immense appeal to those looking for a family home in Scotland's capital, early viewing is highly recommended.

- Three-bedroom terraced home
- Popular location
- Easy access to public transport links
- Spacious living room
- Kitchen
- Principal bedroom with built-in wardrobe storage
- Two further double bedrooms
- Bathroom
- Conservatory
- Double glazing
- Gas central heating
- Garage & driveway
- Front & rear garden

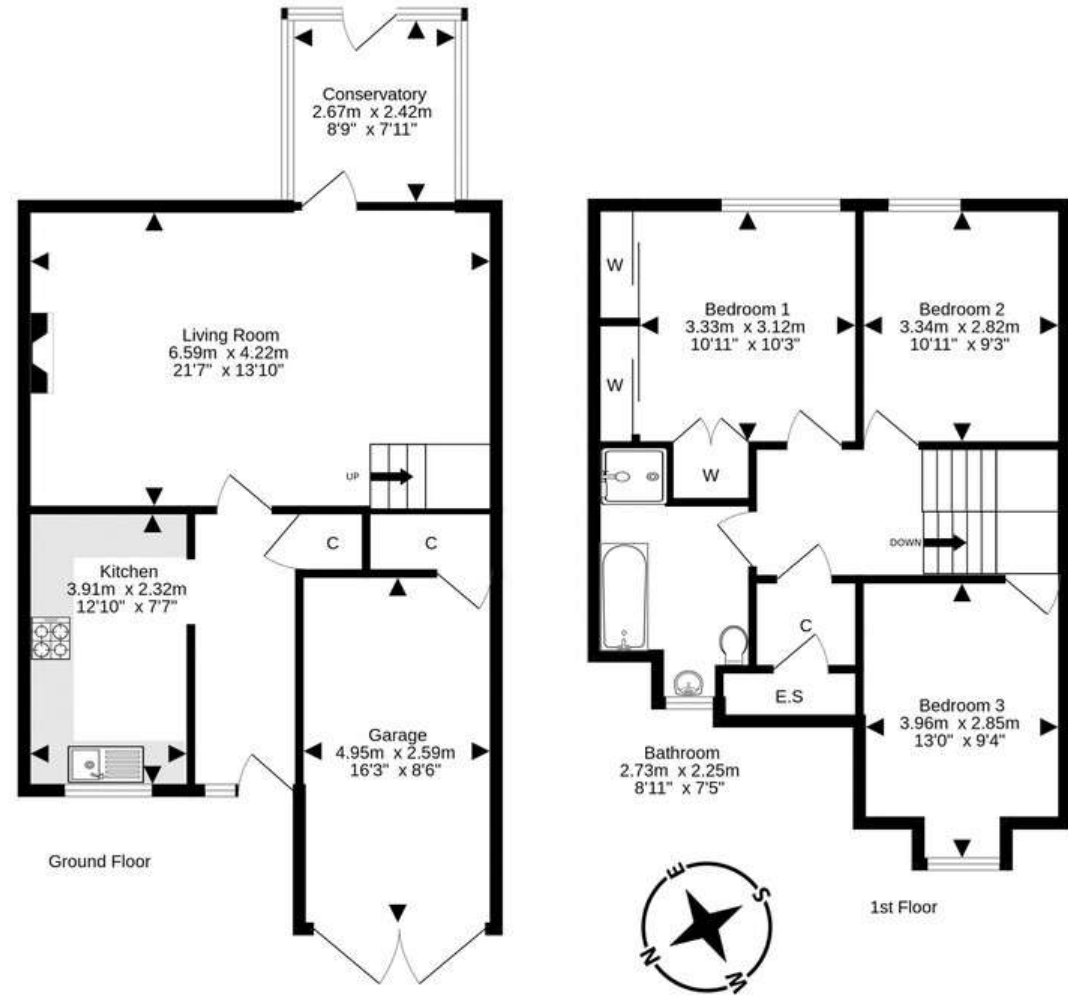
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale are all blinds, fridge/freezer, oven, washing machine and dishwasher. Items of furniture may be available by separate negotiation. EPC rating C.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024