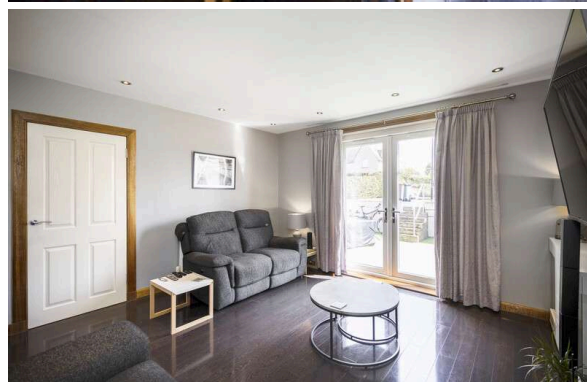




17 Riverside
NEWBRIDGE | KIRKLISTON | EH28 8SU


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Beautifully presented and cleverly extended three bedroom terraced villa with front and rear gardens and private parking, located within a pleasant residential street, well placed for excellent amenities and road links. This fantastic family home offers spacious, comfortable and well planned accommodation on two levels. The dual aspect living room is semi-open plan to the modern fitted kitchen with breakfast bar and boasts French doors leading to both front and rear gardens making it an ideal entertaining space. The bathroom, on the lower offers a corner bath, vanity sink unit and separate shower cubicle. On the upper floor there are three good sized double bedrooms and access to the attic which is partially floored for storage. Externally, the front and rear gardens both have electricity and water taps and there is private parking for two cars to the front.

- Cleverly extended
- Beautifully presented terraced villa
- Hall
- Dual aspect semi open plan living/ kitchen/ breakfast bar
- French doors to front and rear gardens
- Three bedrooms
- Bathroom with corner bath and separate shower cubicle
- Gas central heating & double glazing
- Attic
- Front and rear gardens with electricity and water taps
- Private parking to the front

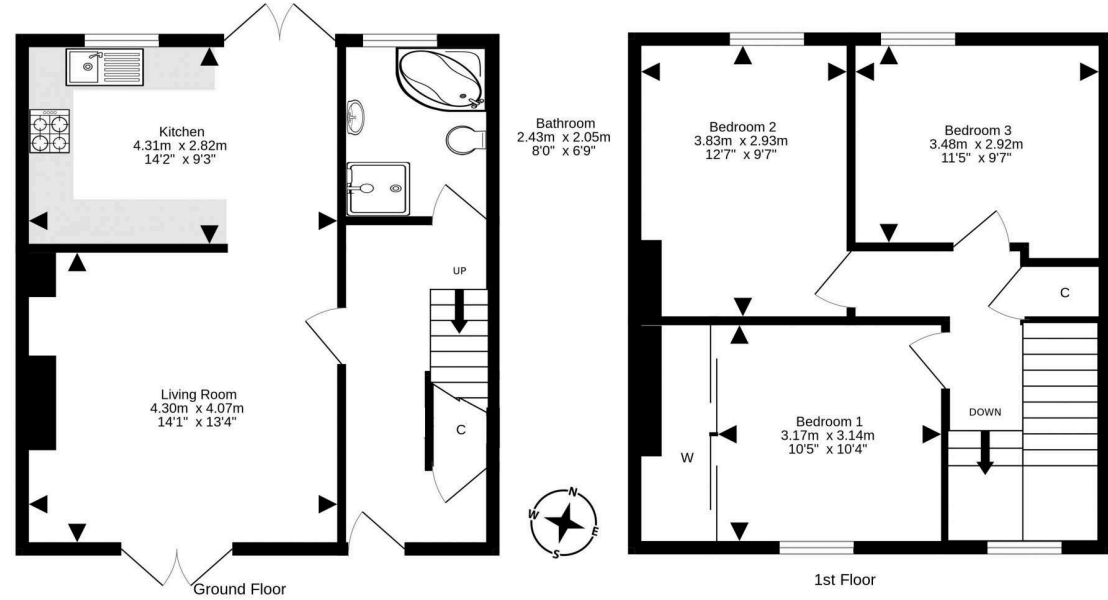
Included in the sale will be all fixtures and fittings, curtains, the kitchen appliances (with the exception of the fridge freezer), Stools in kitchen, the electric fire, and two garden sheds. EPC Rating C.

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



The village of Newbridge lies within easy commuting distance of Edinburgh. Local shops cater for day to day needs and more extensive retail amenities are available at The Gyle Centre which is just a short drive away. In neighbouring Ratho there are medical facilities, a golf course and the famous Ratho Climbing Centre. Newbridge is an ideal location for anyone looking to commute to The Gyle, Edinburgh Airport, or Edinburgh city centre and provides easy access to the M8/M9 motorways and the central belt of Scotland. Excellent schools are found in the area from nursery to secondary level and a frequent public transport system passes along the main road giving easy access to most parts of Edinburgh.





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