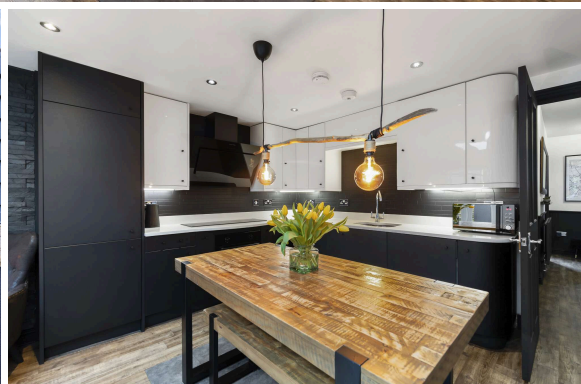
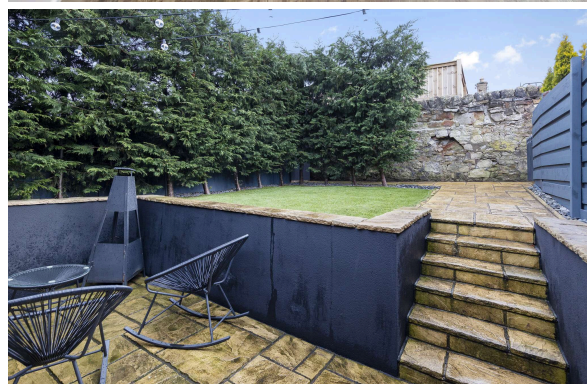




101 Newtoft Street
GILMERTON | EDINBURGH | EH17 8QX


warners
solicitors & estate agents



101 Newtoft Street

GILMERTON | EDINBURGH | EH17 8QX

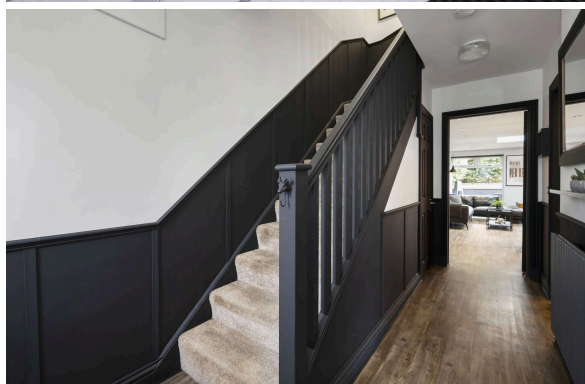
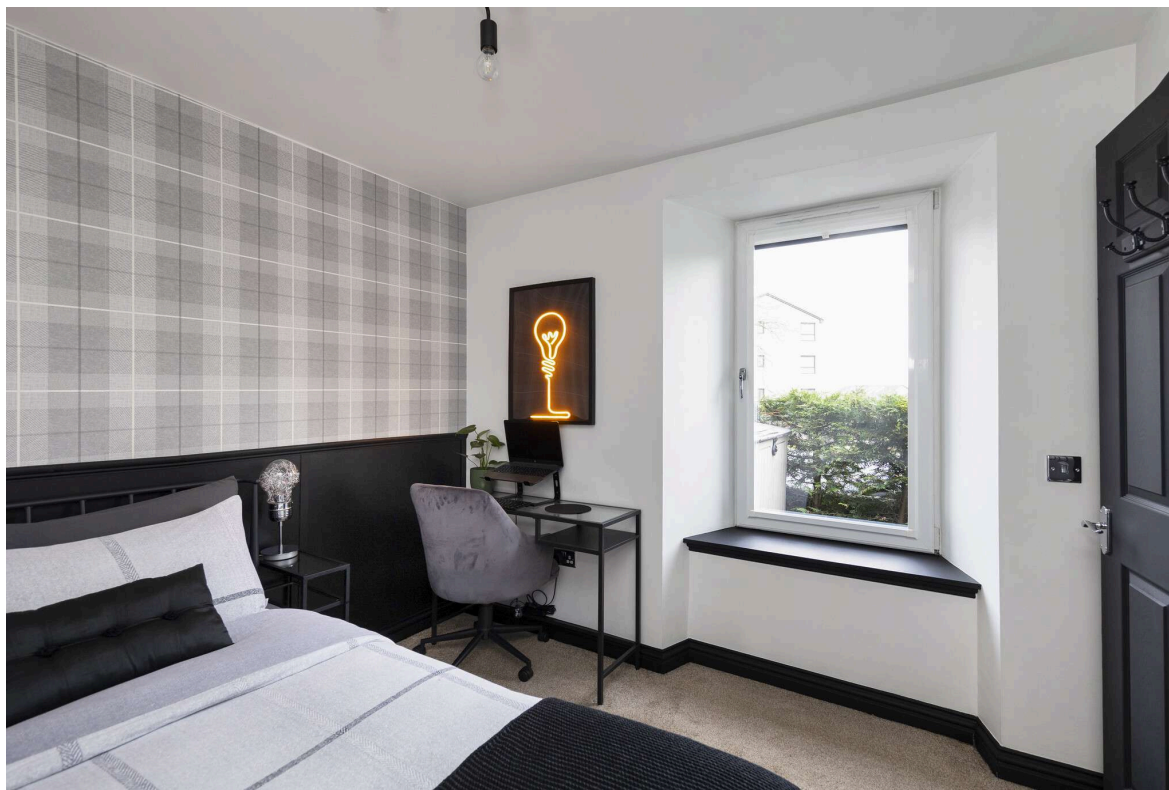
Stunning extended and recently upgraded three-bedroom stone built mid terraced cottage, offering immaculately presented living space over two floors with a sunny south-facing enclosed rear garden which provides excellent privacy. This fabulous home is finished off to a high specification throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor throughout. The property has recently been tastefully upgraded and downstairs comprises the third bedroom, a stylish bathroom with shower over the bath and a heated towel rail and a stunning newly decorated kitchen living room with great storage, a sky light and patio doors bringing an abundance of natural light in to the property. The kitchen currently comprises a dining area, induction hob, oven and fan, dishwasher, washing machine and fridge/freezer. Upstairs the property benefits from two further well-proportioned bedrooms both with built in storage and the master with a walk in wardrobe and completing the accommodation is a further shower room with a double waterfall shower. The property also benefits from well kept front and back gardens made up of artificial lawn and patio and has on street parking. Early viewing is recommended to avoid missing out.

- Hall with under-stair storage
- Magnificent open plan living/dining room with kitchen featuring a sky light and patio doors opening onto the rear garden
- Three well proportioned bedrooms with storage
- Principal family bathroom with shower over the bath
- Upstairs shower room
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further Private front garden
- On street parking

All light fittings, wall mounted tv bracket, integrated appliances, fixtures and fittings are all included in the sale. Garden furniture, garden fireplace, external storage and blinds also included.

Indoor bioethanol fireplace and other furniture can be negotiated separately.

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

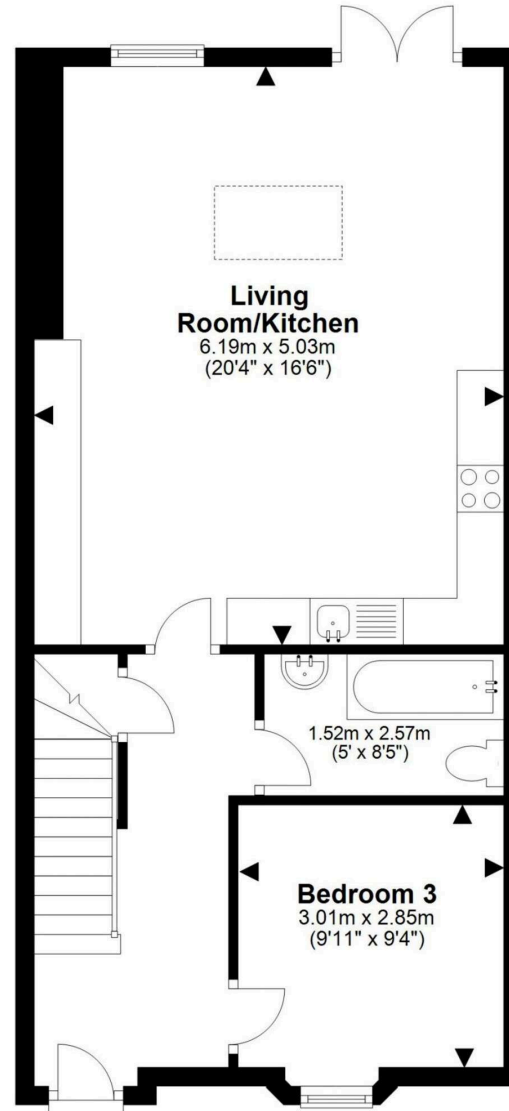


Council Tax C and EPC C

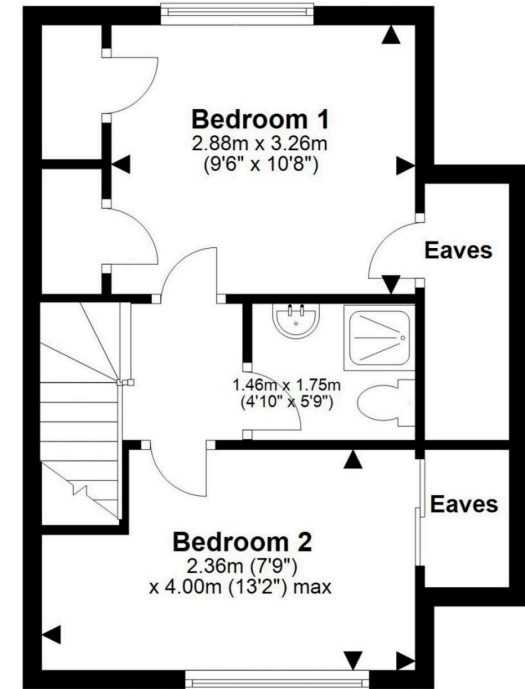
The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



Eaves

Eaves

First Floor

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