



13 Newbyth Road
GILMERTON | EDINBURGH | EH17 8GW

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solicitors & estate agents



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Set in the heart of a modern, manicured cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented two-bedroom, terraced house. Boasting a private rear garden, on-street parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway, a bright living room with storage cupboard, a stylish modern kitchen with attractive units and access outside.

The kitchen currently comprises a dining area, washing machine, gas hob, oven, fan and fridge/freezer. There is also a utility cupboard and downstairs WC with the boiler and tumble dryer. Upstairs the property enjoys two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath. Externally the fully enclosed rear garden is laid to lawn, has a patio and raised bed.

- Modern terraced house in quiet cul-de-sac
- Private rear garden and on-street parking
- Welcoming hallway
- Bright living room
- Modern kitchen with garden access
- Two well-proportioned bedrooms
- Stylish bathroom
- Gas central heating and double glazing
- Solar Panels

Energy Rating B, Council Tax D

All fixtures, fittings and integrated appliances are included in the sale.

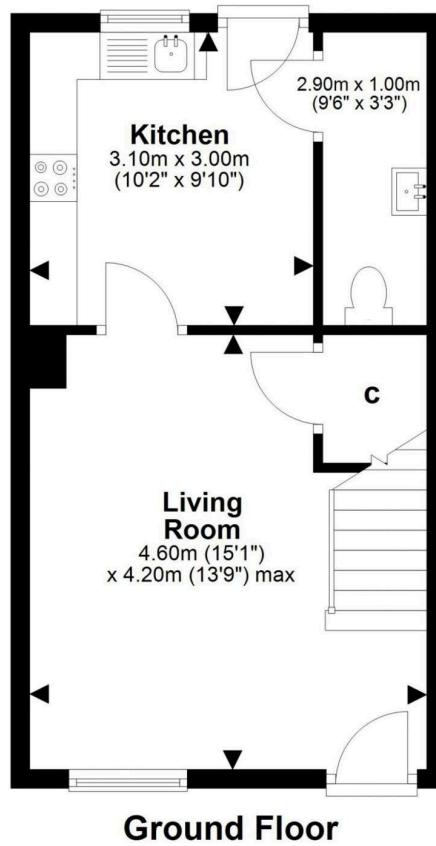
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





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.

