

COULTERS®

67 NEWTOFT STREET

GILMERTON, EDINBURGH, EH17 8RB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

67 Newtoft Street is a stylish and well-proportioned two bedroom lower villa offering light and spacious rooms with a private front garden and area of the rear garden along with a shared drying green. Ideally located in the popular Gilmerton area lying south of Edinburgh city centre with great public transport links, close to many local amenities and schooling.

KEY FEATURES



Well presented lower villa



Two spacious double bedrooms



Private front and rear garden space



On street parking



Fantastic transport links to the city centre



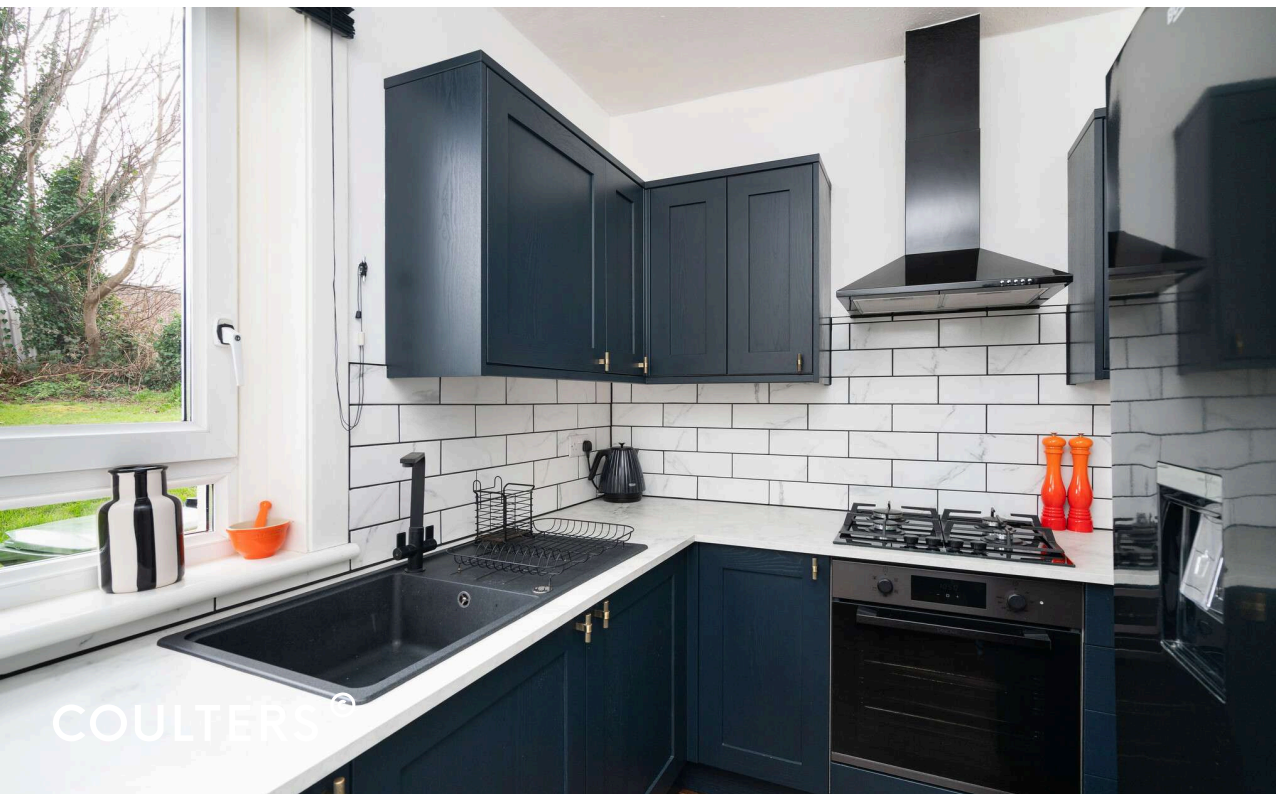
Within walking distance of local amenities



EPC Rating - C



Council Tax Band - B





The property comprises of: welcoming vestibule and hallway; spacious sitting with space for dining and feature fire place; newly installed modern kitchen with a range of shaker style wall and base mounted cabinets and integrated appliances including four-ring gas hob, oven and extractor good; two well presented generous double bedrooms and three piece partially tiled bathroom with overhead shower.

The property further benefits from gas central heating and double glazing throughout.





THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including Straiton Retail Park, primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Gilmerton Park and Little France Park, providing residents with opportunities for outdoor activities and relaxation making it a desirable place to live for families and professionals.

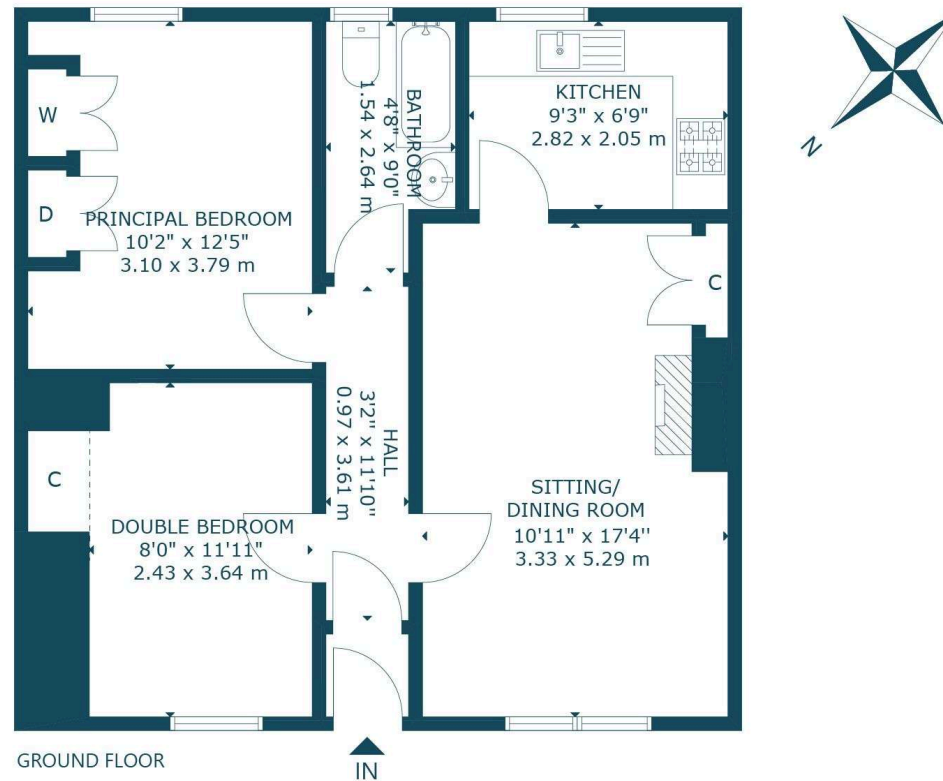
Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £165,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.