



53/1 Newtoft Street
GILMERTON | EDINBURGH | EH17 8RB


warners
solicitors & estate agents



53/1 Newtoft Street

GILMERTON | EDINBURGH | EH17 8RB

Located in the popular residential area of Gilmerton, this well-presented two-bedroom first floor flat offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, professionals, or investors.

The property is entered via a welcoming entrance hallway, which leads to a generous and light-filled living room, creating an inviting space to relax or entertain. Off the living room is a contemporary kitchen, fitted with a range of floor and wall-mounted units and offering ample worktop space for everyday cooking.

The accommodation is completed by two generously sized double bedrooms and a modern bathroom featuring a three-piece suite with an over-the-bath shower.

Externally, the property benefits from a communal rear garden, providing an attractive outdoor space for residents to enjoy.

- Two bedroom first floor flat
- Recently installed kitchen and bathroom
- Close to local amenities
- Excellent transport links
- Double glazing
- Gas central heating

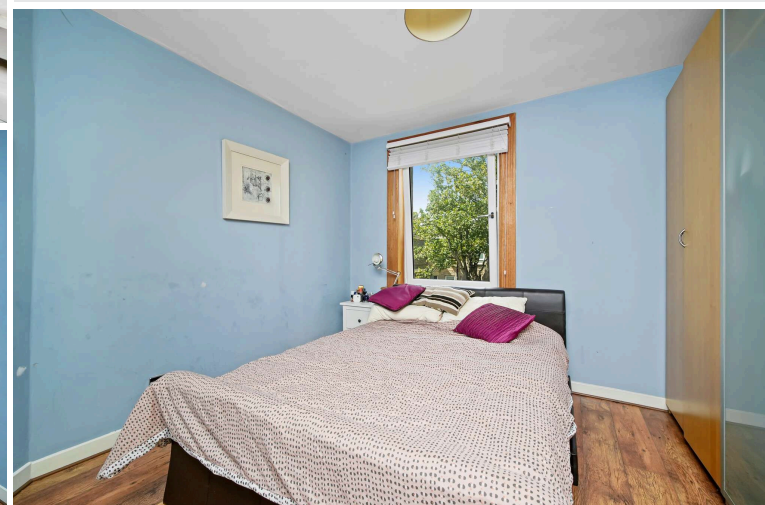
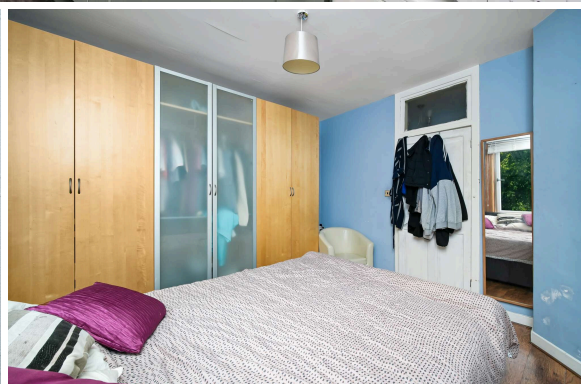
Energy Rating C. Council Tax A.

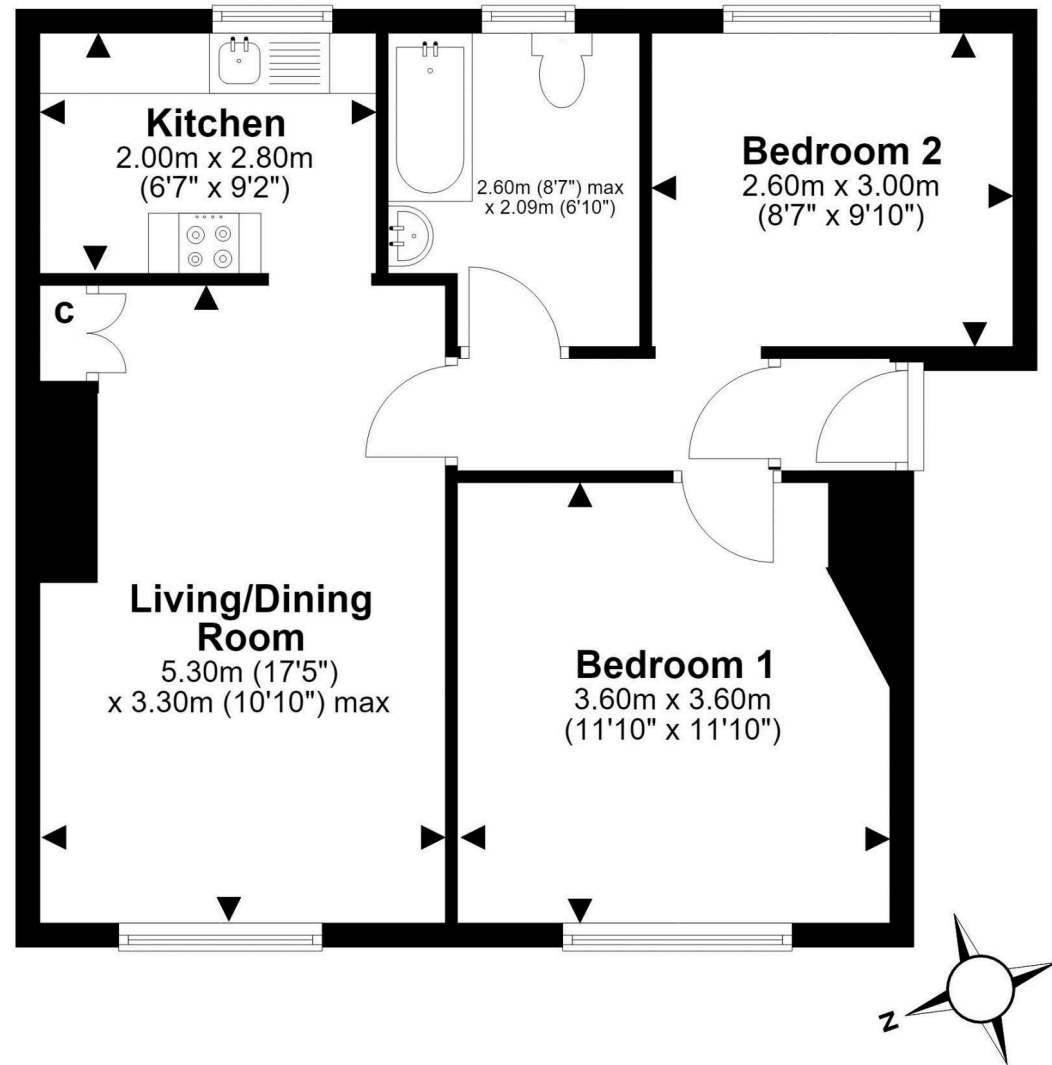
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, fridge freezer, and fitted wardrobes will be included in the sale.

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.





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.