



77/2 Newtoft Street  
GILMERTON | EDINBURGH | EH17 8RB

  
**warners**  
solicitors & estate agents



## 77/2 Newtoft Street

GILMERTON | EDINBURGH | EH17 8RB

Stunning two-bedroom upper villa with views of Edinburgh Castle, offered to the market in true move-in condition, having the benefit of its own private large rear garden and located in a popular and convenient residential area. This most attractive property offers spacious, comfortable and well-planned accommodation and is sure to appeal to first time buyers and investors alike.

The property comprises a spacious living room with dining area, storage and large window with stunning views of Edinburgh Castle, the fully fitted kitchen currently comprises a fridge/freezer, electric hob, oven and fan and washing machine. There are also two well-proportioned bedrooms and completing the accommodation is a stylish new bathroom with double waterfall shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, large private garden, a communal drying green and unrestricted on street parking. Early viewing highly recommended.

- Entrance Hall
- Living room/dining room with stunning views of Edinburgh Castle
- Fully fitted Kitchen
- Two well-proportioned bedrooms
- Stylish new bathroom
- Gas central heating & Double glazing
- Private garden
- Communal drying green
- Unrestricted on street parking

Energy Rating C, Council Tax Band B.

Fees payable of approx. £12.50 every two weeks for landscaping.

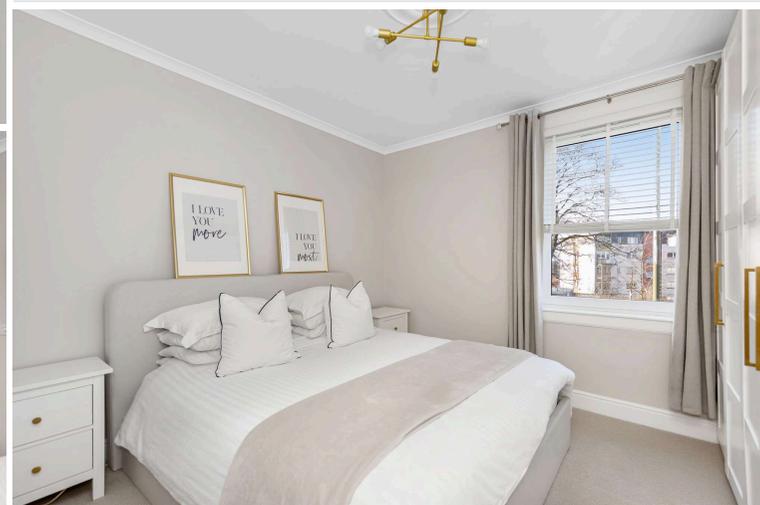


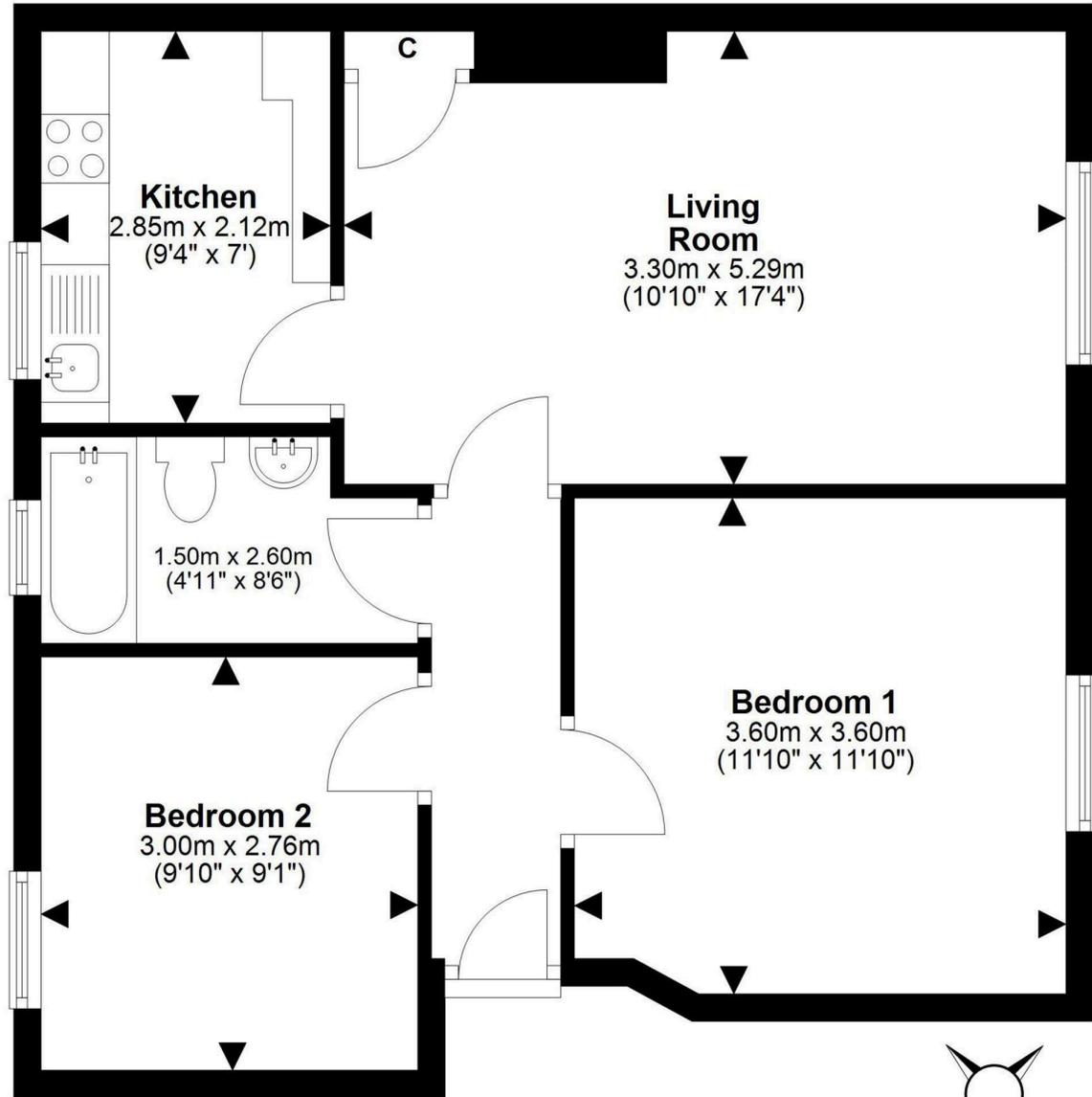
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, blinds, integrated kitchen appliances, washing machine and fridge/freezer 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 including Lidl, Iceland, Aldi and Morrisons supermarkets. 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 with a bus terminus being within easy walking distance of the flat, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. 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.

