



2 NEWBYTH MEWS

Gilmerton, Edinburgh, EH17 8ZJ



1

Public Room



3

Bedrooms



2

Bathrooms



2 NEWBYTH MEWS

Located in a popular and quiet residential development in the Gilmerton area of Edinburgh, just a 20-minute commute from the city centre and conveniently close to the City Bypass, this modern three-bedroom detached house offers a bright, welcoming family home. The home boasts neutral décor and well-maintained accommodation, further benefiting from solar panels, a large private garden and a driveway with space for two cars.







B

**EPC
RATING**

F

**COUNCIL
TAX BAND**

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Modern detached home within a peaceful Gilmerton setting
- Bright, family-friendly interiors with neutral décor
- Entrance hall with ample under-stair and WC storage
- Spacious dual-aspect living room
- Stylish, well-appointed dining kitchen with garden access
- Large principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom with shower-over-bath
- Handy storage cupboard upstairs
- Large enclosed rear garden with lawn and leafy borders
- Convenient private driveway with space for two cars
- Gas central heating, solar panels, and double glazing





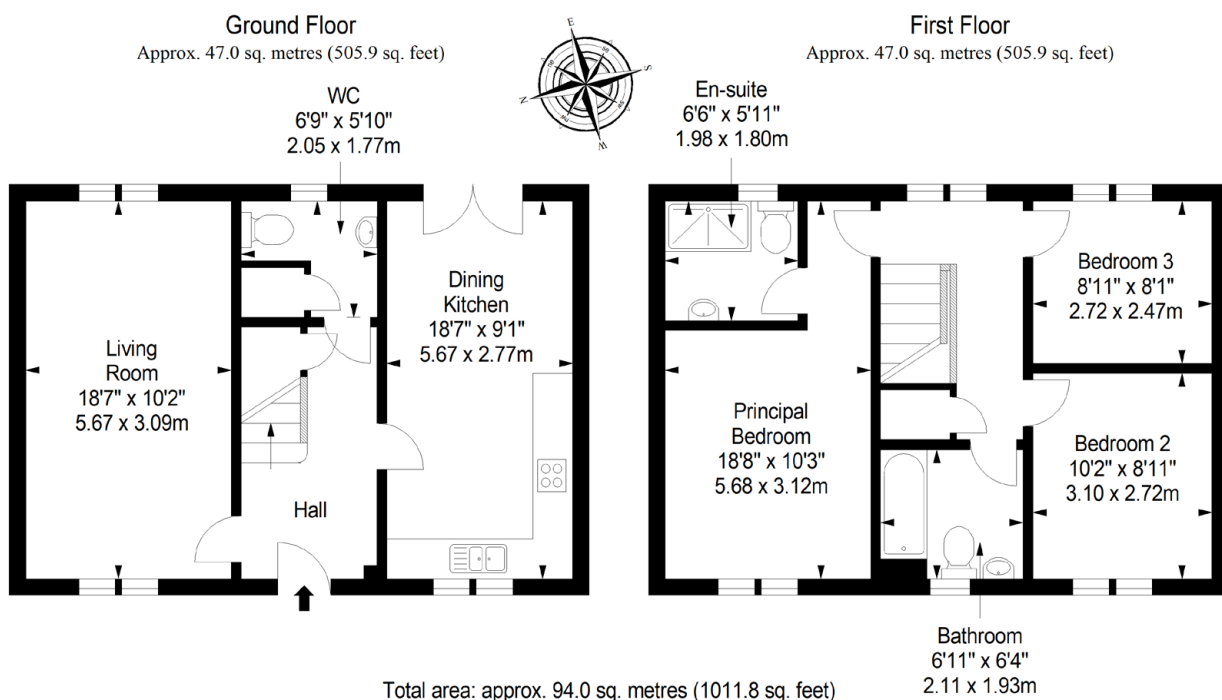


Extras: All fitted floor coverings, window coverings, light fittings and white goods are included, whilst the bedroom wardrobe is available via separate negotiation. Please note that no warranties or guarantees shall be provided for any services, moveables, or appliances included in the price, as these items are to be left in a sold-as-seen condition.



GILMERTON

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.



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