



Newbridge

3 Bridge Street
EH28 8SR



Detached House

OFFERS OVER £270,000

- Entrance vestibule
- Hallway
- Living room
- Dining room
- Kitchen
- 4 bedrooms
- Study
- Double glazing
- Gas central heating
- Private driveway
- Unrestricted on street parking
- Large private garden
- Now requiring modernisation and upgrading

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Occupying a desirable position within the popular village of Newbridge, this four-bedroom detached house offers excellent potential for modernisation and upgrading. Set on the outskirts of Edinburgh, the property enjoys the benefits of a semi-rural setting while remaining within easy reach of the city and its extensive amenities. Nearby shopping and leisure facilities are available at The Gyle Shopping Centre and surrounding retail destinations, while excellent transport links make Newbridge an ideal base for commuters travelling to Edinburgh, Glasgow and beyond. Regular bus services operate through the village, providing easy access to Edinburgh city centre and surrounding areas.

Residents can also take advantage of the excellent recreational facilities available in nearby Ratho, including the renowned climbing centre, golf courses and the impressive Lost Shore Surf Resort. Offering an appealing combination of village charm, convenience and connectivity, Newbridge is a popular choice for families and professionals alike.

The property is entered via an entrance vestibule which take you to a hallway with stairs to the upper level, and much of the accommodation off. The living room is front facing and features an electric powered fireplace within a surround, Edinburgh press and a ceiling rose. The dining room is situated to the rear of the property and features a deep built in storage cupboard and has the kitchen off. The rear facing kitchen has base and wall units, integrated oven with gas hob, freestanding washing machine, tumble dryer and gives direct access to the rear gardens. To the front of the house is a double bedroom which features an Edinburgh Press. To the rear is another double bedroom with Edinburgh Press and fitted wardrobes. Completing the downstairs accommodation is a rear facing bathroom which comprises a bath with overhead shower attachment, WC and a wash hand basin.

Upstairs the landing gives access to the rest of the accommodation. A bedroom can be found to the front of the property, and a further bedroom to the rear. Additionally, there is a small room to the rear which would make an ideal home office. Completing the accommodation is a rear facing room which would be an ideal shower room with some unplumbed sanitary fittings left.

The property benefits from double glazing, gas central heating, a private driveway, extensive private gardens, and unrestricted on street parking in the surrounding area.

EXTRAS

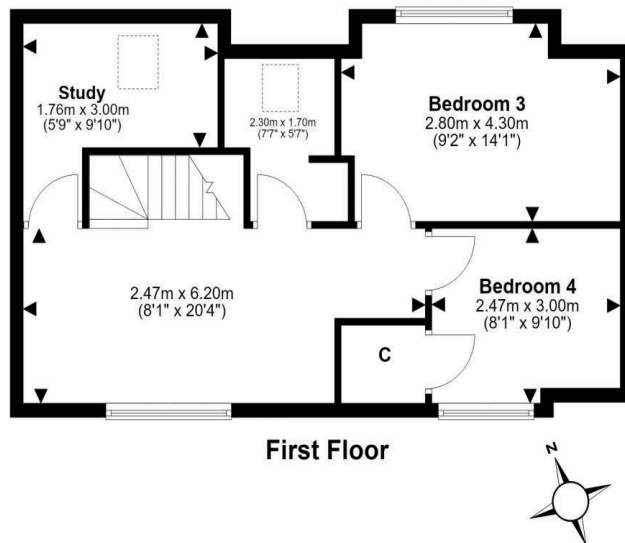
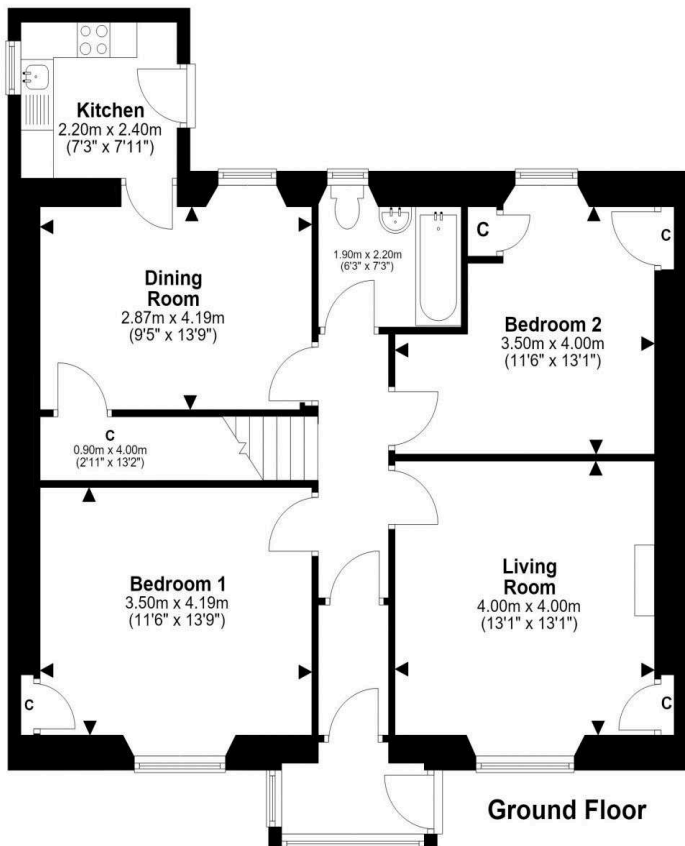
To be sold as seen including any white goods, curtains, blinds, light fitting, floor covering and garden sheds. The property will be sold as seen and the condition of any systems of a working nature will not be warranted

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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