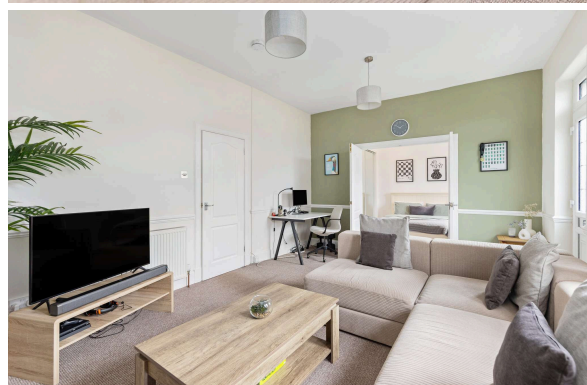




7 Glasgow Road  
NEWBRIDGE | EDINBURGH | EH28 8SX

  
**warners**  
solicitors & estate agents





## 7 Glasgow Road

NEWBRIDGE | EDINBURGH | EH28 8SX

Well laid out two-bedroom, end of terrace property situated on the outskirts of Newbridge, close to good local amenities and well placed for the M8, M9, City Bypass and Edinburgh Airport. Offering spacious living accommodation, an open-plan kitchen/dining area, and the added benefit of a private front and rear garden, this property is ideal for first-time buyers, downsizers, or investors, combining practical living with a functional layout. The property's practical single-level layout makes everyday living easy and accessible. The bright and generously sized reception room boasts a lovely feature fireplace and bespoke shelving. The contemporary kitchen is fitted with a range of units, generous worktop space and room for a family dining table, creating an ideal social hub for everyday living. The principal bedroom is a comfortable double with built-in storage and the versatile second bedroom could be utilised as a guest room, nursery or home office and the well appointed shower room with mains shower cubicle completes the internal accommodation. The property further benefits from gas central heating, double glazing and externally, private front and rear gardens, and access to communal parking area with large storage shed.

- Well presented end terraced cottage
- Flexible accommodation
- Bright front facing lounge
- Well appointed fitted dining kitchen
- Two bedrooms, principal with fitted storage
- Shower room
- Private front and rear garden, communal parking area with large shed

Council Tax band C. Energy Rating D.

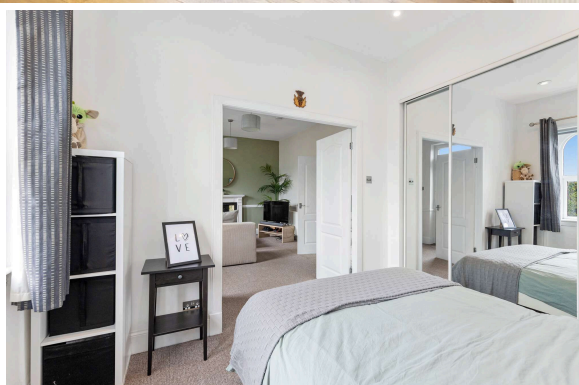
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

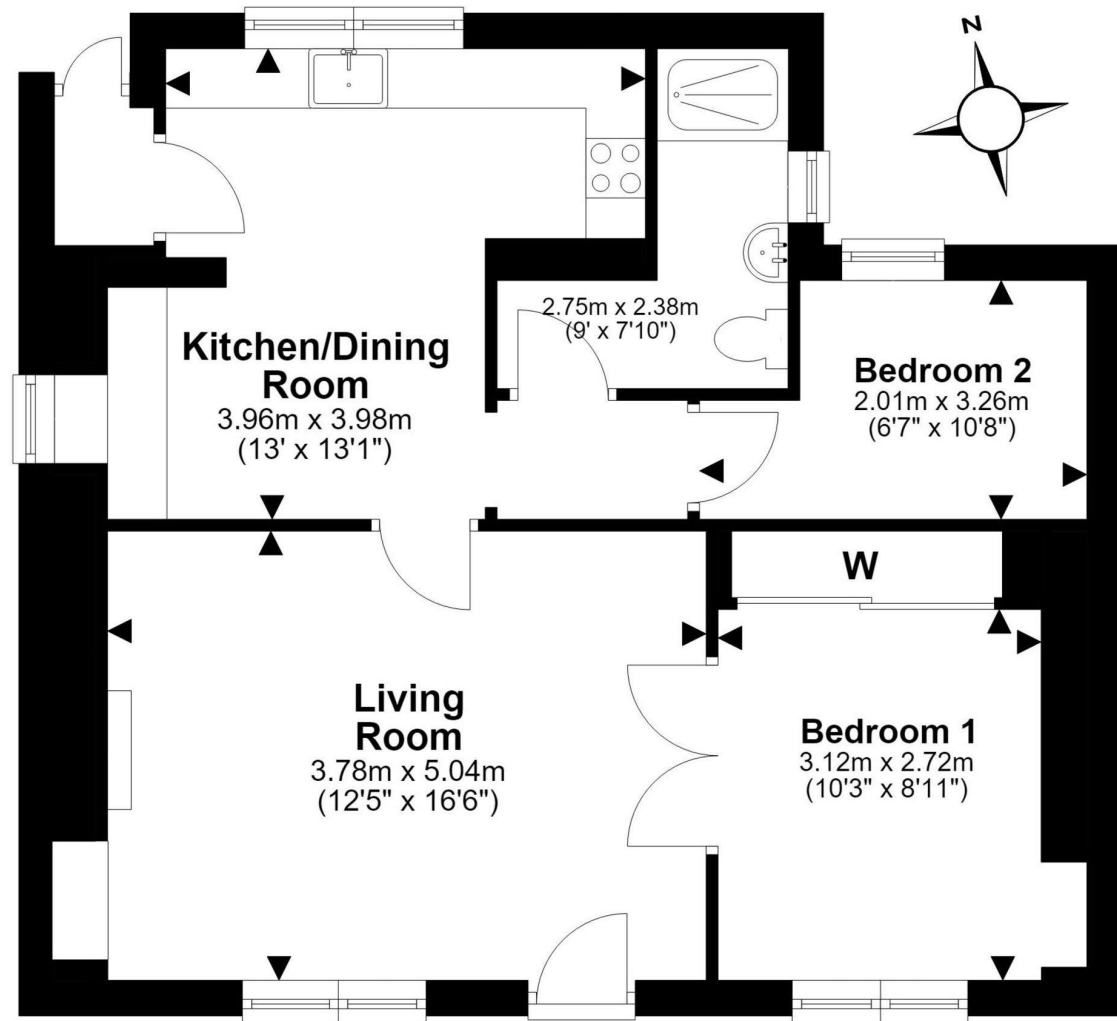




The blinds, integrated appliances, and washing machine will be included in the sale. Items of furniture are available by separate negotiation.

The village of Newbridge lies within easy commuting distance of Edinburgh. Local shops cater for day to day needs and more extensive retail amenities are available at The Gyle Centre which is just a short drive away. In neighbouring Ratho there are medical facilities, a golf course and the famous Ratho Climbing Centre. Newbridge is an ideal location for anyone looking to commute to The Gyle, Edinburgh Airport, or Edinburgh city centre and provides easy access to the M8/M9 motorways and the central belt of Scotland. Excellent schools are found in the area from nursery to secondary level and a frequent public transport system passes along the main road giving easy access to most parts of Edinburgh.





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.