

16 Newbyth Road

GILMERTON, EDINBURGH, EH17 8GW



*FOUR-BEDROOM
DETACHED HOME*



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Welcome to this spacious and beautifully designed four-bedroom detached home on the desirable Newbyth Road. As you step inside, you are greeted by a welcoming hallway that sets the tone for the rest of this stunning property.

To your right, the bright and airy living room offers a warm and inviting space, with natural light streaming through the elegant bay windows. This room is perfect for relaxing with family or entertaining guests.



Continuing through the hallway, you'll find the heart of the home - a modern, large kitchen that is both functional and stylish. Fully fitted with a gas hob, double oven, integrated fridge/freezer, dishwasher and washing machine. This kitchen is perfect for any home chef. With ample storage and expansive worktop space, the kitchen is not only practical but also spacious enough to accommodate a full dining room suite, making it ideal for family meals and gatherings.







Off the kitchen, you will find a convenient utility room and a cloakroom, providing additional storage and functionality. The utility room also provides direct access to the expansive rear garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air.





Heading upstairs, the home offers four generously-sized double bedrooms, each with ample space for furnishings. The principal bedroom has a modern three-piece en-suite and a double wardrobe. Additionally, the upstairs hosts a luxurious four-piece family bathroom suite and access to a partially floored attic.





Bedroom 1





Bedroom 2





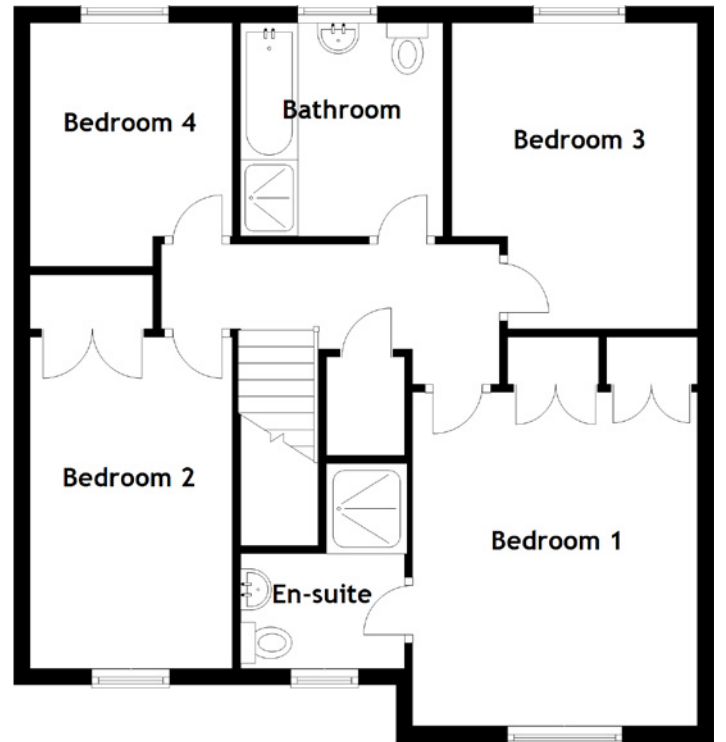
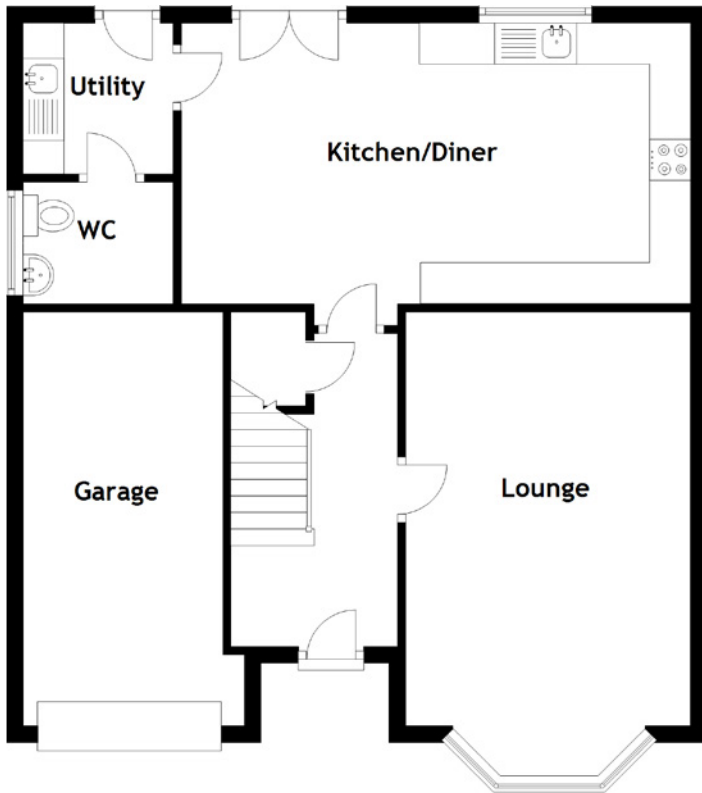
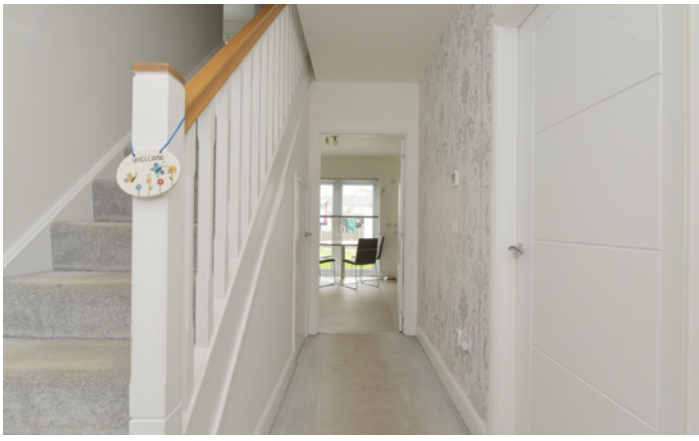
Bedroom 3





Bedroom 4





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.21m (20'5") x 3.68m (12'1")
Lounge	5.65m (18'6") x 3.47m (11'5")
Utility	1.84m (6') x 1.83m (6')
WC	1.83m (6') x 1.48m (4'10")
Garage	5.05m (16'7") x 2.70m (8'10")
Bedroom 1	4.06m (13'4") x 3.47m (11'5")
Bedroom 2	4.04m (13'3") x 2.46m (8'1")

Bedroom 3	3.73m (12'3") x 3.00m (9'10")
Bedroom 4	2.96m (9'9") x 2.46m (8'1")
Bathroom	2.60m (8'6") x 2.48m (8'1")
En-suite	2.00m (6'7") x 1.40m (4'7")

Gross internal floor area (m²): 127m²

EPC Rating: B

Externally, the property boasts a large rear garden, perfect for outdoor activities and relaxation. To the front, a two-car driveway offers ample parking, complemented by an integrated single garage for added convenience and storage.



This four-bedroom detached home on Newbyth Road combines modern living with practical design, offering an ideal space for family life. Don't miss the opportunity to make this beautiful property your next home.



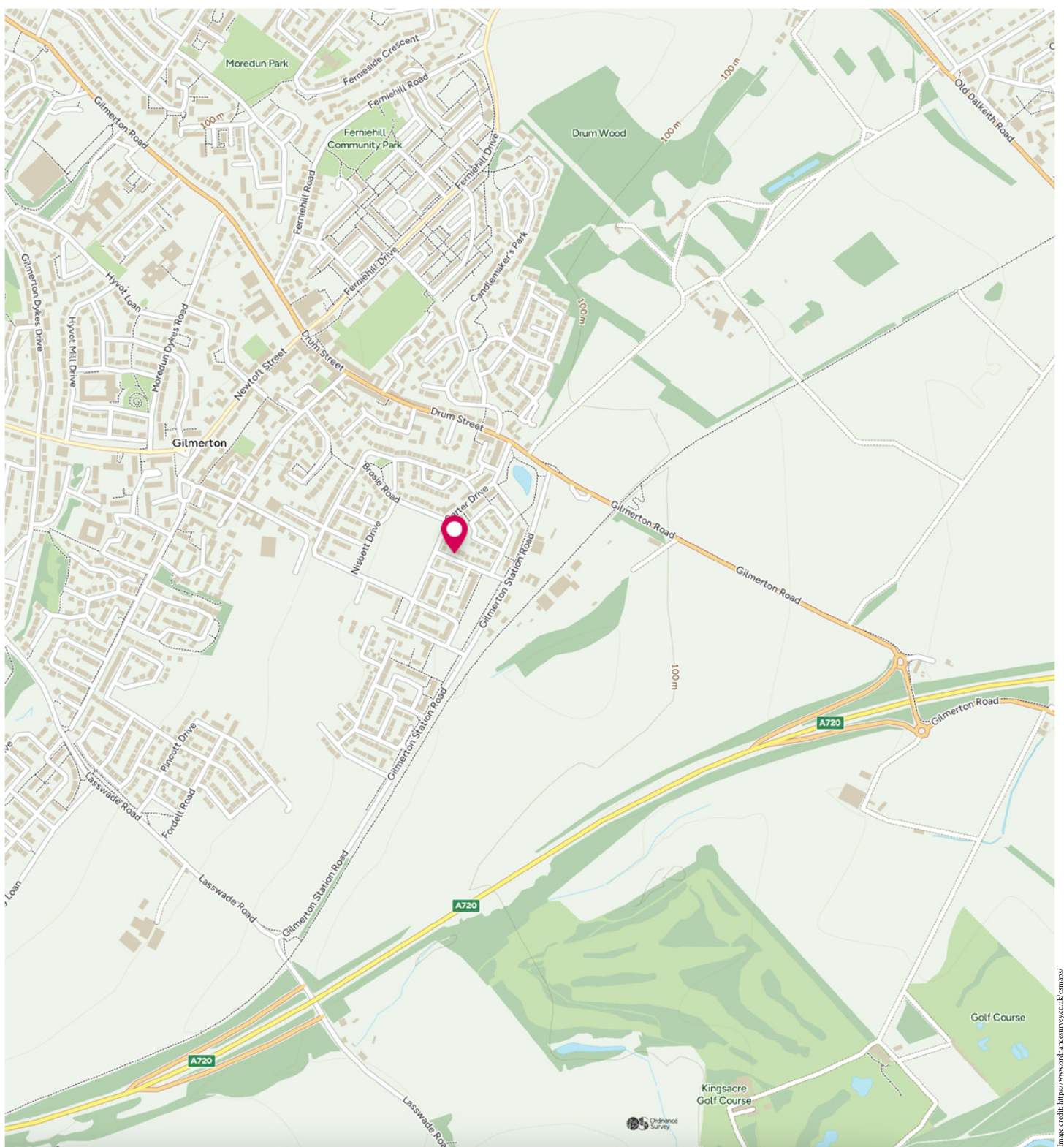


The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities.

The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport.

Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, which is minutes' drive from the property, provides excellent commuting links both east and west. There is an excellent bus service minutes' walk from the property providing quick and easy access to the city centre and surrounding areas.



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