

41D Newtoft Street

EDINBURGH, EH17 8RB



Well-presented two-bedroom end-terraced home with sunny private garden



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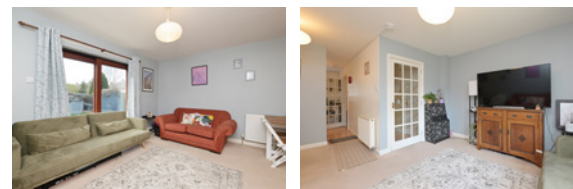
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Situated in the popular residential area of Gilmerton, this attractive two-bedroom end-terraced home offers well-proportioned accommodation and a beautifully maintained private garden.

THE LIVING ROOM



The property is well presented throughout and comprises a bright and welcoming living room with direct access to the rear garden, creating a wonderful space for both relaxing and entertaining.

THE KITCHEN



The separate kitchen is practical and well laid out, while the family bathroom is modern and well finished.





Upstairs, there are two generously sized double bedrooms, both offering excellent space and flexibility for a range of buyers.

THE BATHROOM



BEDROOM 1



BEDROOM 2



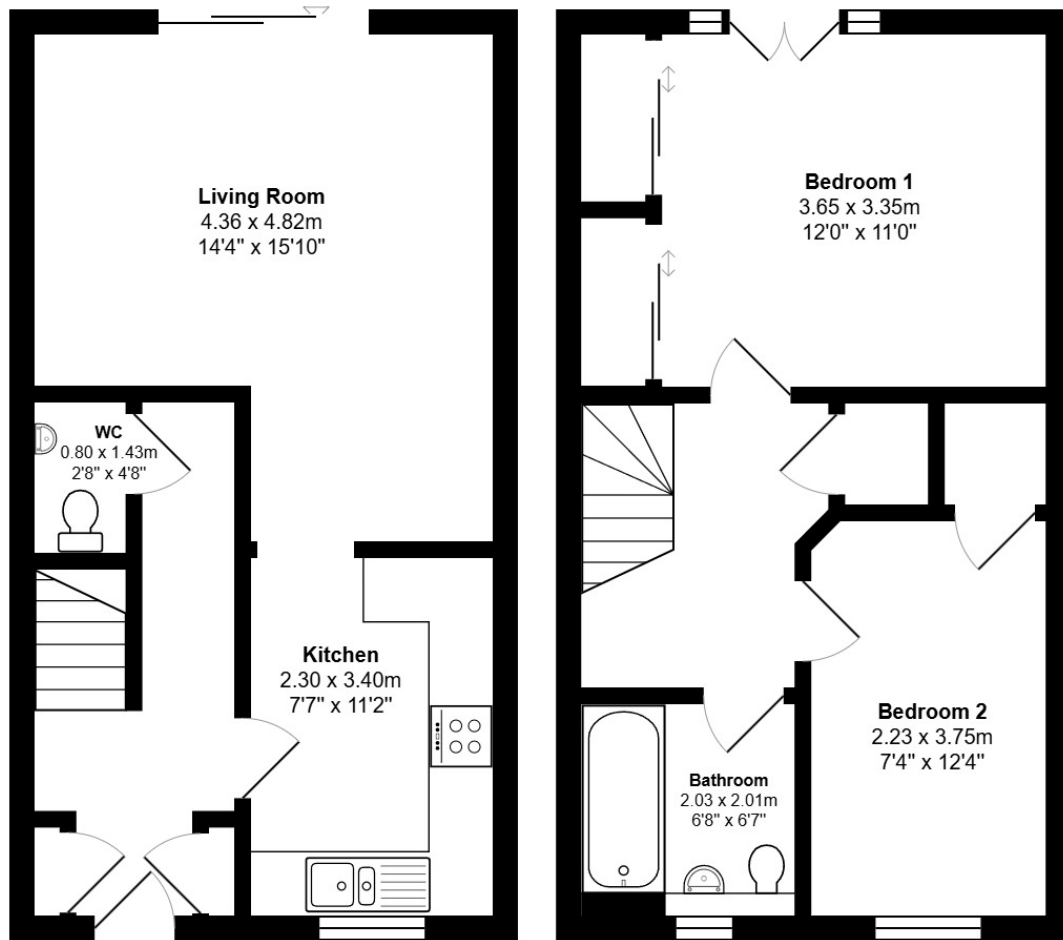
Externally, the property benefits from a private rear garden which has been lovingly maintained and enjoys a sunny aspect, making it a real sun trap, perfect for enjoying outdoor living.

With its appealing presentation, spacious layout, and desirable location, this fantastic home will appeal to first-time buyers, small families, and professionals alike.

EXTERNALS

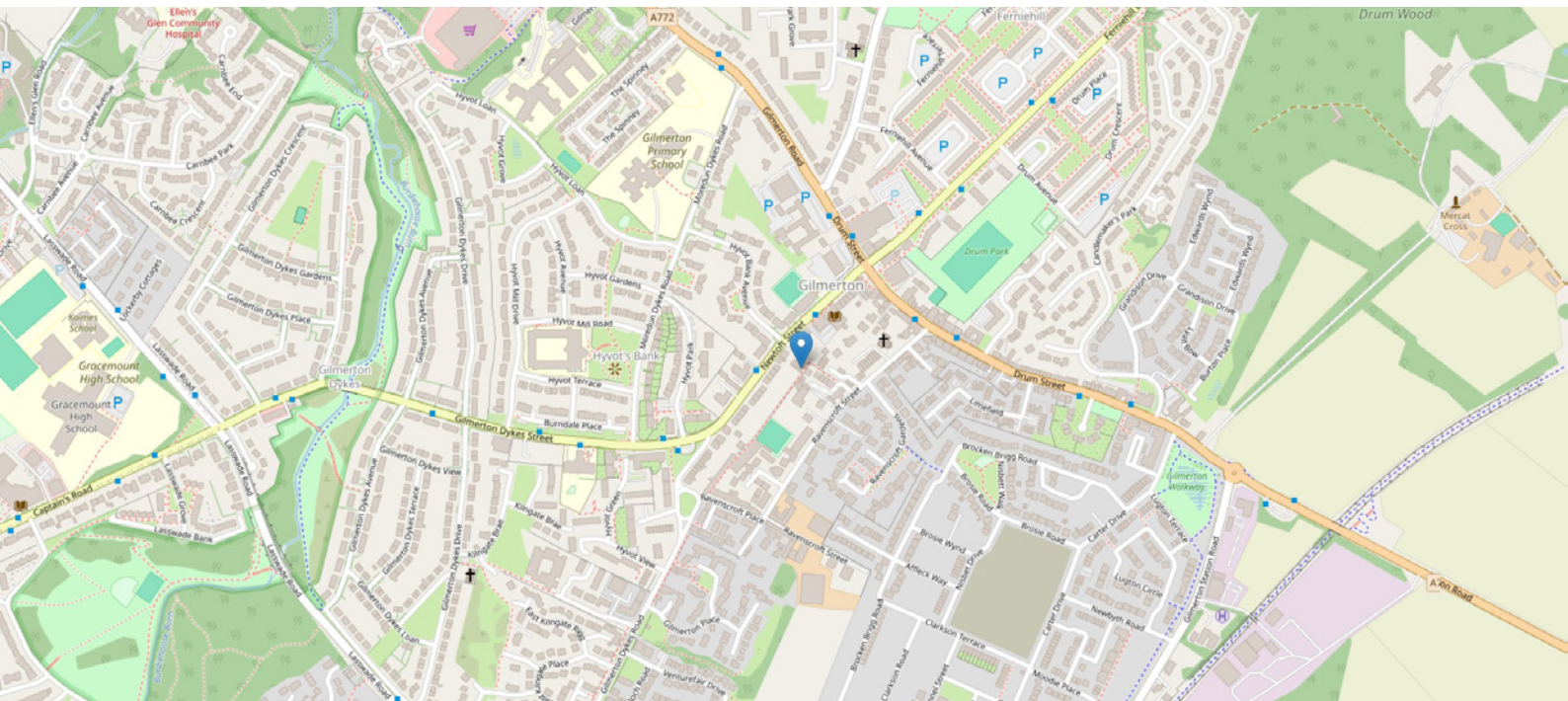


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: C



THE LOCATION

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 in the nearby area of Fairmilehead.

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



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