

28 Newtoft Street

GILMERTON, EDINBURGH, EH17 8RD



Beautifully presented detached family home with four genuine double bedrooms, flexible living space over two floors, stylish modern interiors, private gardens and a sought-after Gilmerton location



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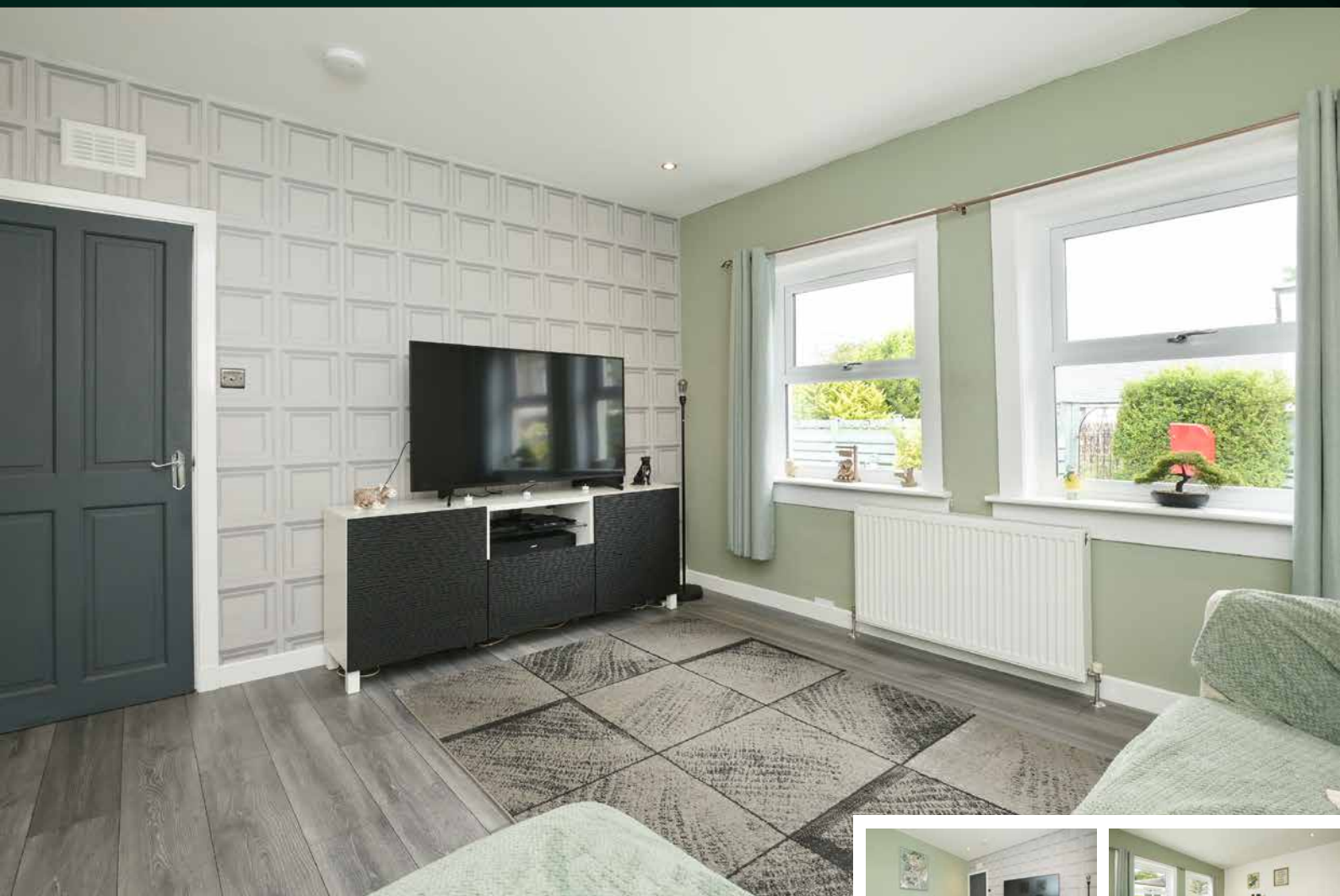


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McEwan Fraser Legal is delighted to present this beautifully presented four-bedroom detached villa, offering spacious and flexible family accommodation, private gardens and true turn-key condition in a popular residential setting.

THE LIVING ROOM



Internally, the property is presented to an exceptional standard throughout and offers a layout that will appeal to a wide range of buyers. A welcoming entrance hall provides excellent built-in storage before leading through to a bright and generously proportioned living room. Twin front-facing windows flood the space with natural light, while the contemporary décor creates a comfortable room that is perfect for both everyday family life and entertaining.

THE KITCHEN



To the rear of the property, the kitchen is undoubtedly one of the home's highlights. Fitted with an excellent range of modern base and wall units, complementary work surfaces and integrated appliances including a gas hob, electric oven and extractor hood, it also provides ample space for a family dining table. French doors open directly onto the rear.

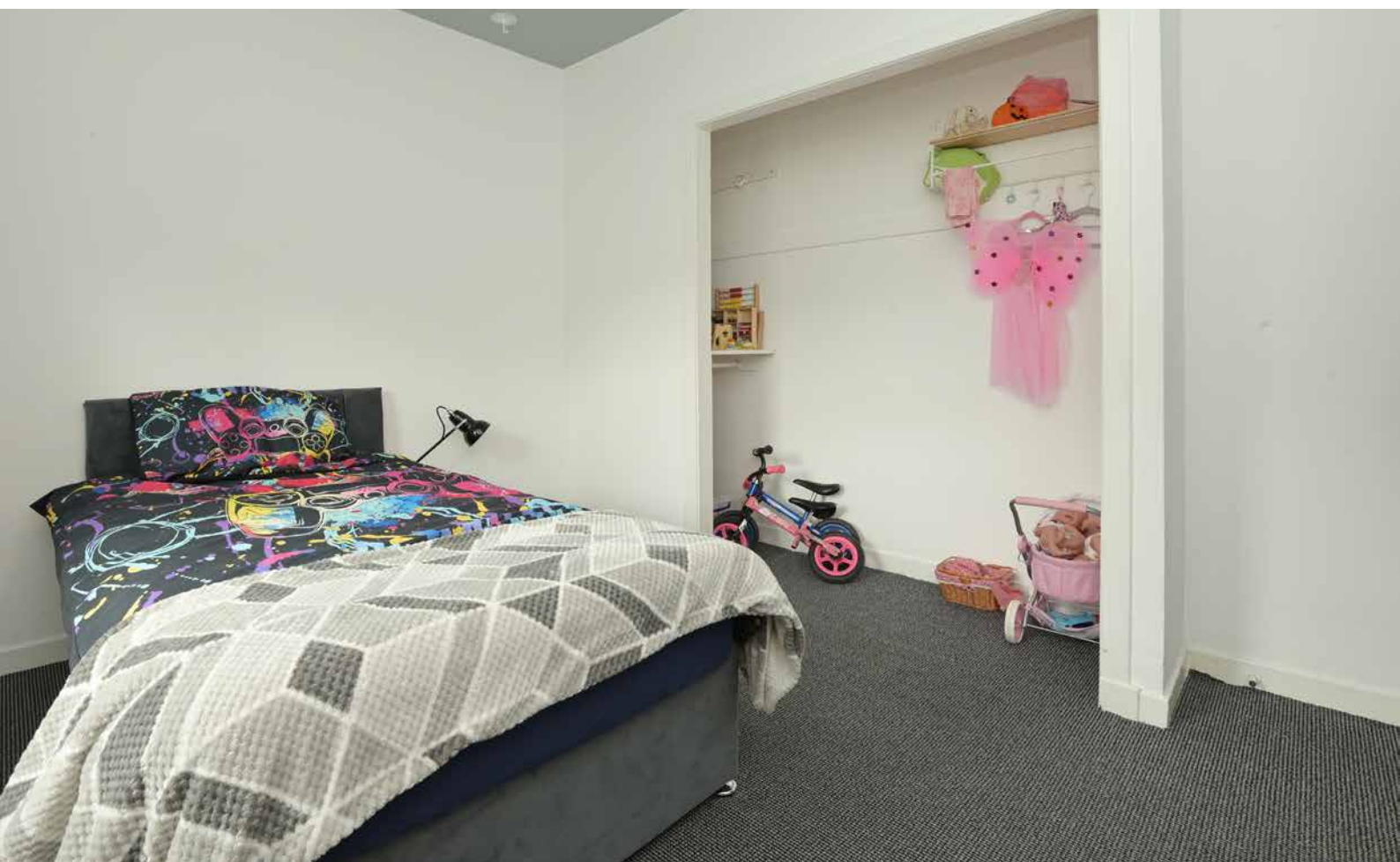


One of the great strengths of this home is its versatility. The ground floor offers two generous double bedrooms, either of which could easily be used as a home office, playroom or additional reception room depending on a buyer's requirements. The family bathroom is finished in a modern style with a white suite, vanity storage, a mains shower over the bath and contemporary wet wall panelling.

BEDROOM 3



BEDROOM 4



THE SHOWER ROOM



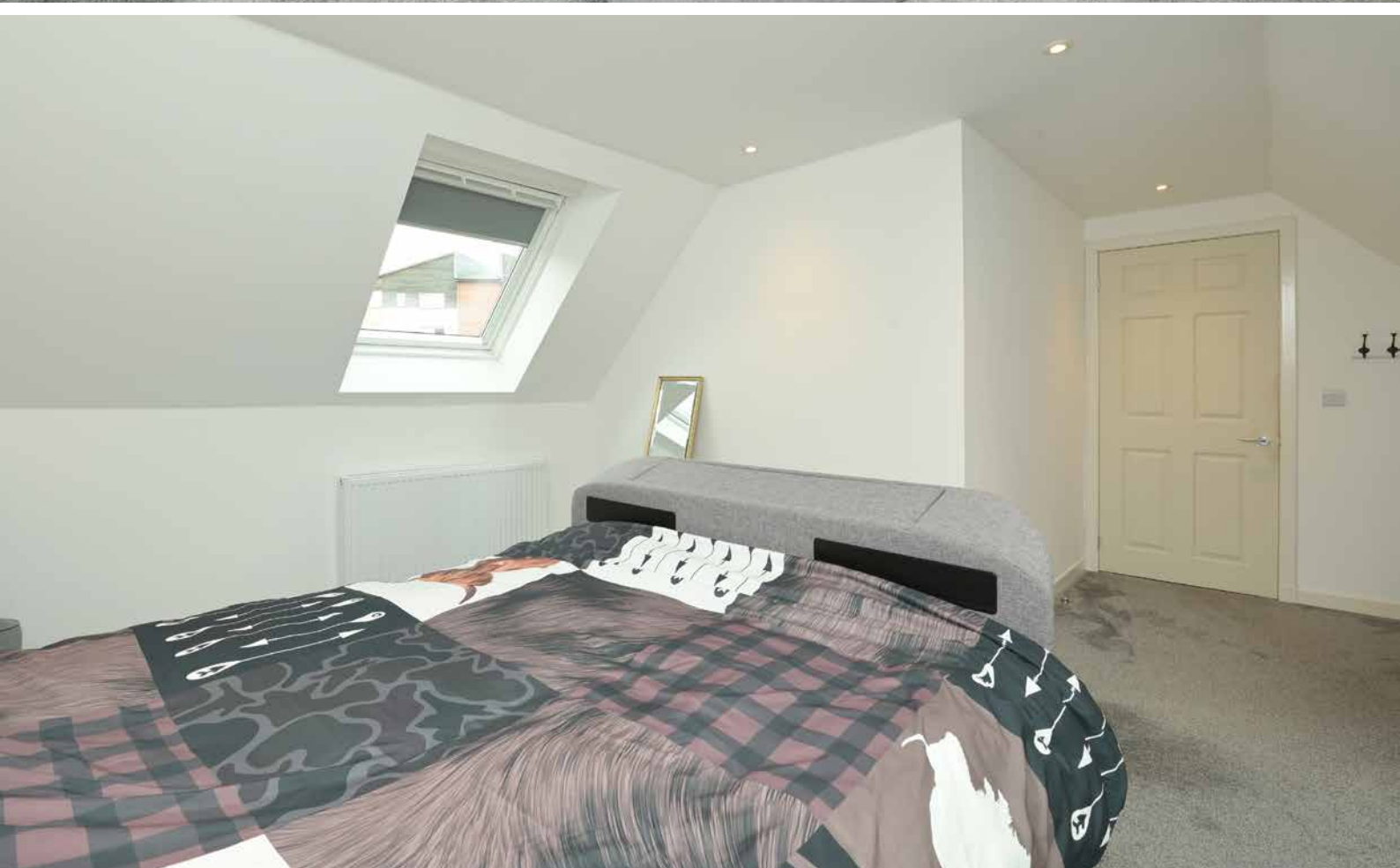


The first floor provides two further spacious double bedrooms, both enjoying excellent natural light from dual-aspect Velux windows and useful built-in storage. A stylish shower room with a modern suite and attractive tiling serves this level, making the layout particularly well suited to families, guests or older children looking for their own space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, the property continues to impress. The enclosed front garden has been designed for low maintenance with artificial lawn and a paved seating area, while the private rear garden enjoys a sunny decked terrace that is perfect for outdoor dining, entertaining or simply relaxing. A useful garden store provides additional external storage.

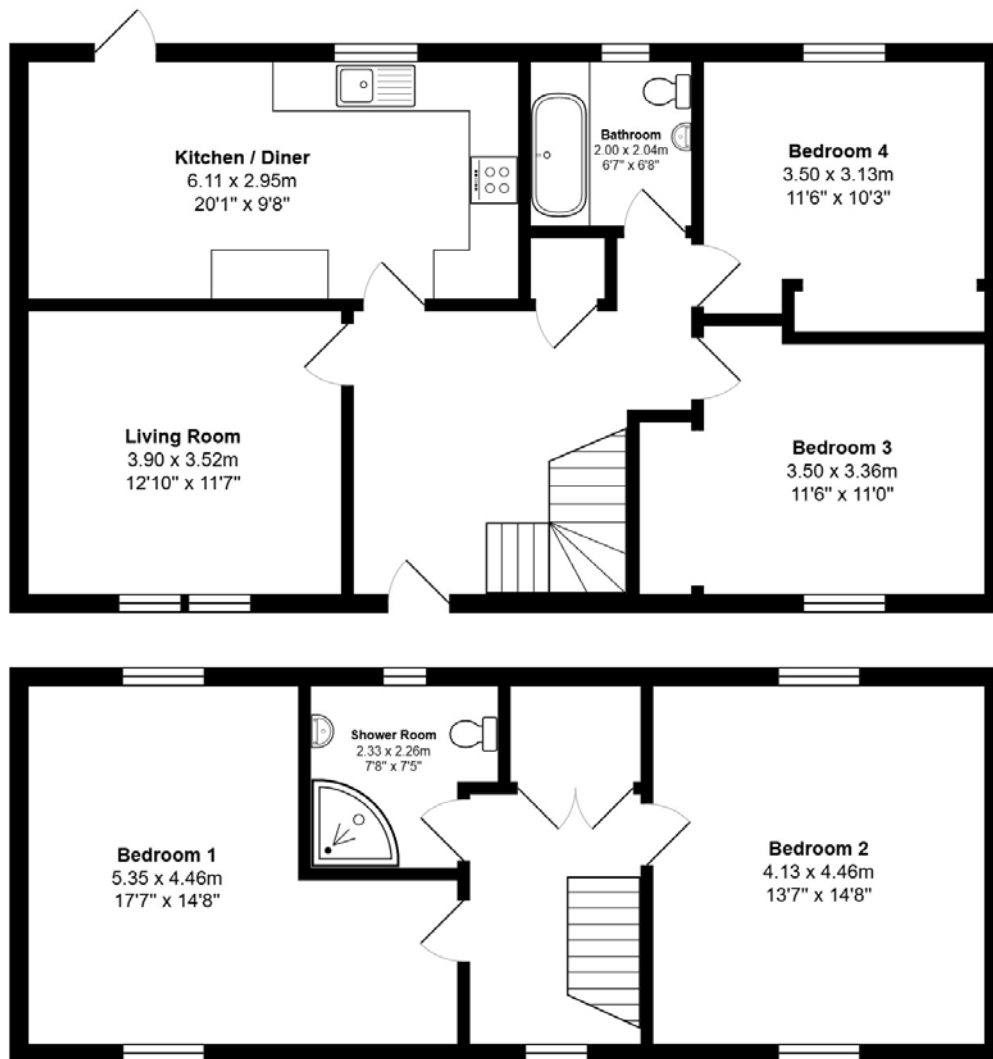
Further benefits include gas central heating, double glazing, excellent storage throughout, private residents' parking and unrestricted on-street parking for visitors.

This is a deceptively spacious detached home offering flexible accommodation, immaculate presentation and a move-in-ready finish, making it an excellent opportunity for growing families and buyers looking for a home that can adapt as their needs change.

EXTERNALS

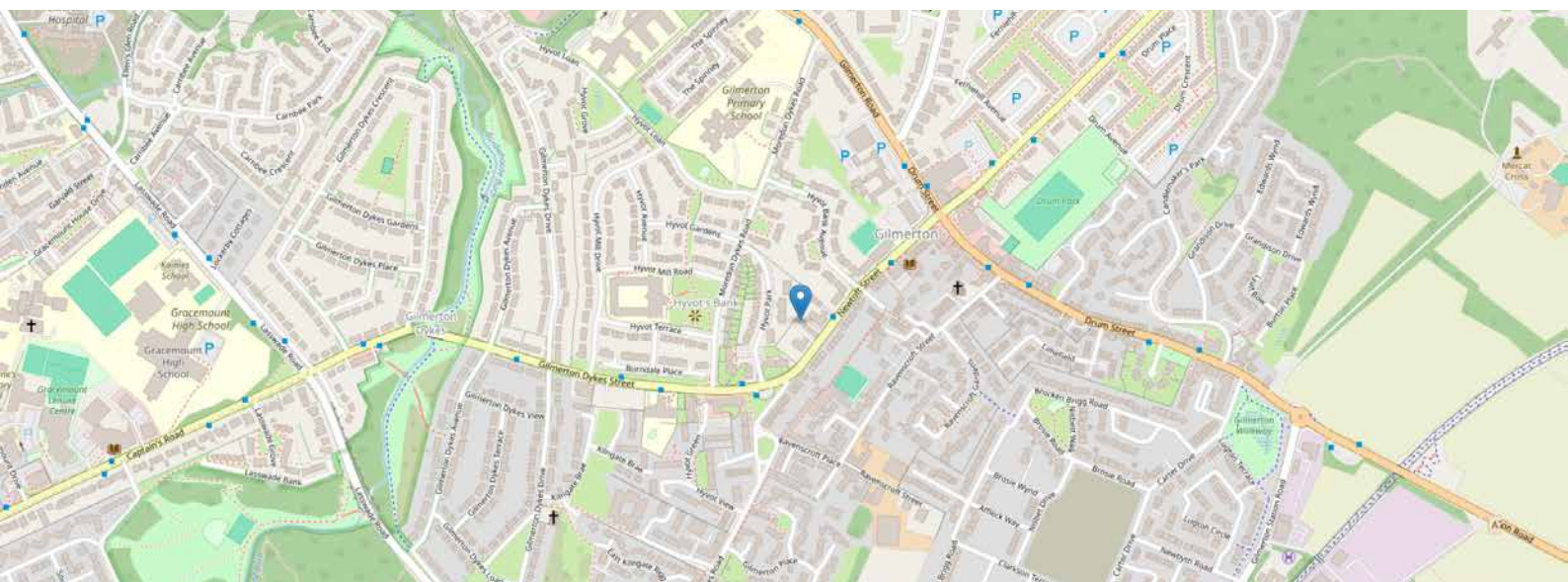


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 132m² | EPC Rating: C



THE LOCATION

Newtoft Street enjoys a convenient position in Gilmerton, a well-established residential area to the south of Edinburgh that continues to prove popular with families, first-time buyers and professionals alike. The area offers an excellent balance of suburban living and everyday convenience, with a wide range of local amenities including supermarkets, cafés, restaurants, medical facilities and leisure options all within easy reach. Nearby Straiton Retail Park provides an extensive selection of high street retailers, while Cameron Toll Shopping Centre is only a short drive away.





For families, the area is well served by respected primary and secondary schools, together with a choice of nurseries and further education facilities nearby. Outdoor enthusiasts are equally well catered for, with Liberton Golf Club, Gracemount Leisure Centre and a variety of parks and green spaces close at hand. The beautiful Pentland Hills Regional Park is only a short drive away, offering miles of walking, cycling and outdoor recreation.

Newtoft Street is particularly well positioned for commuters. Regular bus services provide quick and straightforward access to Edinburgh City Centre, while the nearby Edinburgh City Bypass connects easily to the A1, M8, M9 and Scotland's wider motorway network. Edinburgh Royal Infirmary, Edinburgh BioQuarter and King's Buildings are all within easy travelling distance, making this an excellent location for healthcare professionals, academics and anyone seeking convenient access to some of the capital's largest employers.

Combining excellent transport links, strong local amenities, good schooling and easy access to both the city centre and open countryside, Newtoft Street offers an attractive location for buyers looking to enjoy a practical and well-connected lifestyle in one of Edinburgh's established residential communities.



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