



3 Newtoft Street,
Edinburgh, EH17 8RG



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Located in the popular Gilmerton area of Edinburgh is this well-proportioned three bedroom end terrace house offering flexible family accommodation. The property benefits from gas central heating, double glazing, driveway and garage and is in excellent walking distance to a range of local amenities.

The accommodation comprises an entrance hall with storage cupboard. The bright lounge has ample space for dining and French style doors lead to the rear garden. The kitchen has a window the front and is fitted with a range of modern base and wall units with the oven, microwave, hob, hood, dishwasher and american style fridge/freezer to remain. A carpeted staircase from the lounge leads to mezzanine landing where there is a bedroom with window to the front. On the upper level, there are two further good sized double bedrooms both with windows to the rear and wardrobes. Completing the accommodation is the bathroom with fitted storage and window to the front with three piece white suite with shower over the bath. The property also benefits from excellent storage including eaves storage.

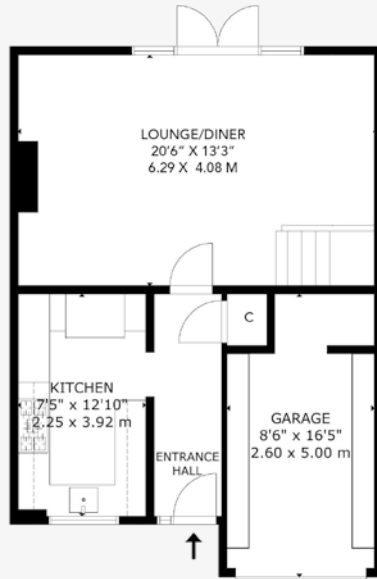
Externally to the front there is terraced planting areas and a driveway leads to the single garage which has a storage area to rear. To the rear, the fully enclosed garden is laid to lawn with patio area.

Area Description

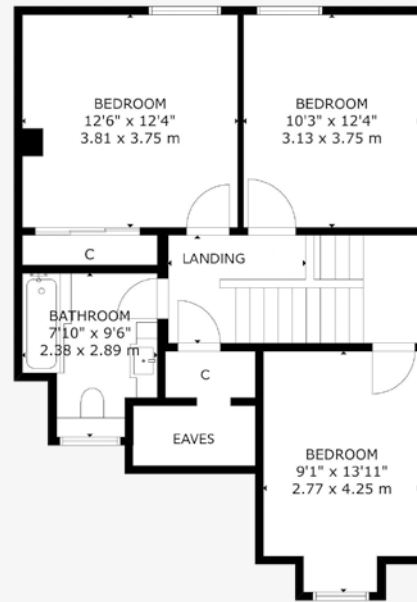
Set to the South East of the city centre, Gilmerton is a popular residential area with an excellent range of amenities including primary and secondary schools. Minutes from the Edinburgh city bypass, Fort Kinnaird, Cameron Toll and the Edinburgh Royal Infirmary.



Ground floor



First floor



Accommodation

Kitchen:	3.9m x 2.26m	(12'10" x 7'5")
Bedroom 1:	3.8m x 3.76m	(12'6" x 12'4")
Bedroom 2:	3.76m x 3.12m	(12'4" x 10'3")
Bedroom 3:	4.24m x 2.77m	(13'11" x 9'1")
Bathroom:	2.9m x 2.4m	(9'6" x 7'10")
Garage:	5m x 2.6m	(16'5" x 8'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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