

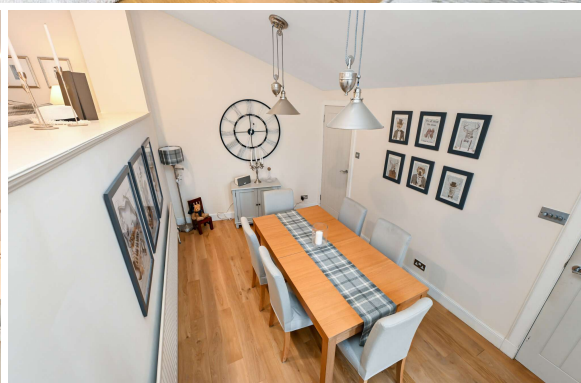


Playthings
Cottage

56

56 Bridge Street
NEWBRIDGE | EDINBURGH | EH28 8SH


warners
solicitors & estate agents



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Warners are delighted to present to the market an exceptional opportunity to acquire this stunning detached villa, offering stylish and versatile accommodation together with superb private gardens and excellent outdoor entertaining space. Ideally suited to a range of buyers, the property combines generous living accommodation with an enviable garden setting. The rear-facing living room with living flame gas stove forms the heart of the home, enjoying an abundance of natural light and direct access to the beautifully landscaped rear garden. From the living room, steps lead down to a dedicated dining area, creating a wonderful space for both everyday living and entertaining. Further accommodation includes a contemporary dining kitchen with a range of integrated appliances, two double bedrooms with fitted storage, a third bedroom providing excellent flexibility for home working, hobbies or dressing room/additional storage.

The enclosed, south-facing gardens are a particular highlight, offering a tranquil and private setting with a delightful garden bar and greenhouse, making this an ideal home for those who enjoy entertaining outdoors or spending time in the garden. A driveway provides convenient off-street parking, with the property also benefiting from a split garage combining a games room and work shop. This unique property also benefits from gas central heating and double glazing and early viewing is advised to fully appreciate the quality of accommodation on offer.

- Absolutely stunning detached villa
- Rear facing living room with doors to south facing enclosed landscaped gardens with bar and greenhouse
- Dining area down steps from living room
- Dining kitchen with integrated appliances
- Two double bedrooms plus office/study/dressing room all with integrated storage
- Family shower room with waterfall shower and vanity sink unit
- Floored attic (scope for extension subject to planning)
- Gas central heating and double glazing
- Garage with games room and work shop
- Private driveway.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council Tax D. Energy Rating D.

All fixtures, fittings, integrated kitchen appliances, curtains, blinds, light fitting and wall-mounted TV brackets will be included in the sale. Garden furniture, pool table and large fridge-freezer in the garage are available under separate negotiations.

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.

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