

**8 Edinburgh Road
Newbridge EH28 8SL**

Offers Over £190,000

- Large bay window lounge featuring electric fireplace
- Kitchen/diner fitted with a range of wall and floor mounted units and electric hob
- Two generous double bedrooms
- Wet room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing throughout
- Garden space to front, side and rear
- Large garden shed and coal store

Council Tax Band: D
Tenure: Freehold



Semi-Detached

Blair Cadell are delighted to present to the market this charming two-bedroom semi-detached bungalow, situated in the popular commuter village of Newbridge. Offering generous living accommodation and excellent transport links to Edinburgh city centre and beyond, this property is sure to appeal to a wide range of purchasers.

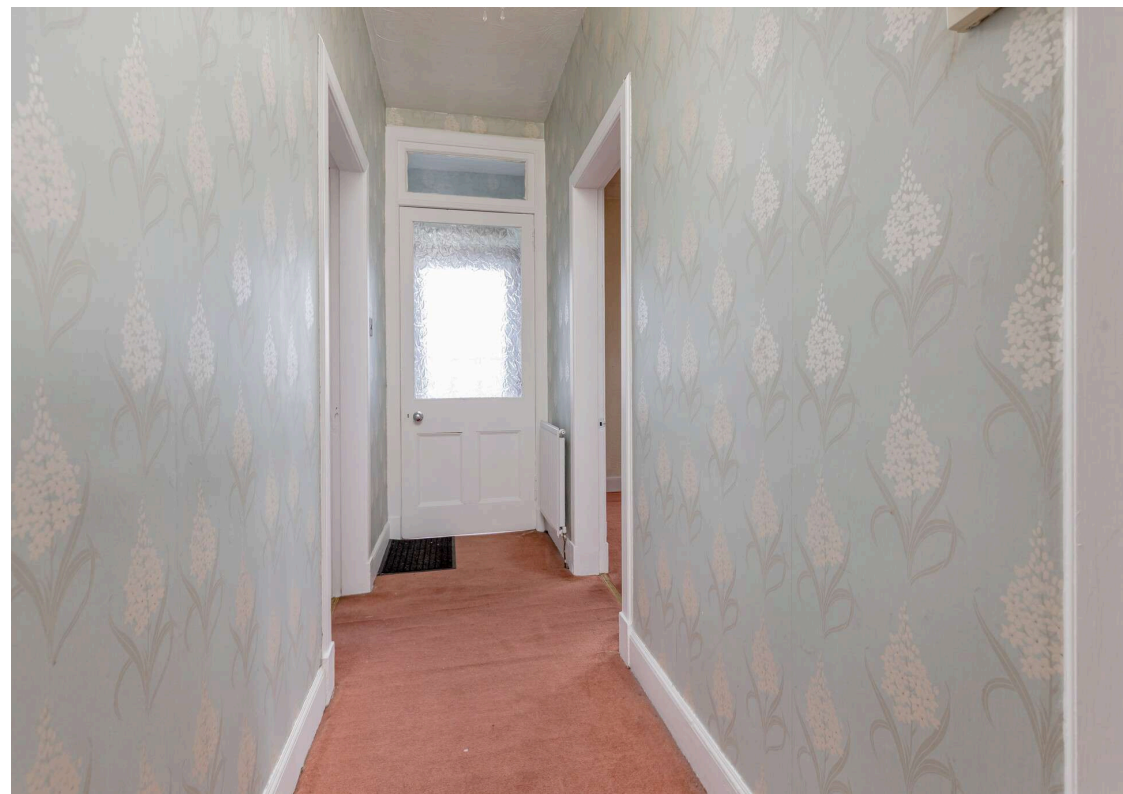
The accommodation comprises a bright and spacious bay-windowed lounge, featuring an attractive electric fireplace that creates a warm and welcoming space to relax or entertain. The kitchen/diner is fitted with a range of wall and base units and an electric hob, making it ideal for hosting friends and family. A decorative fireplace adds character to the room. There are two well-proportioned double bedrooms, along with a spacious wet room fitted with a two-piece suite and electric shower, making it particularly suitable for those seeking accessible accommodation. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys private garden grounds to the front and side, while the rear garden provides a sunny, sheltered spot ideal for outdoor enjoyment. A substantial garden shed and separate coal store offer excellent additional storage.

Please note - No warranties given for systems or appliances, strictly sold as seen

Newbridge is a popular commuter village just six miles west of Edinburgh, offering excellent transport links via the A8, M8, and M9, along with easy access to Edinburgh Airport. Local amenities include everyday shopping options and Hillwood Primary School, with larger retail and leisure facilities available nearby at Corstorphine and The Gyle. The area provides a peaceful, community-focused environment with nearby scenic walks, the Union Canal, and Ratho Marina offering outdoor leisure opportunities. With strong transport connectivity and a welcoming village feel, Newbridge remains a sought-after location for families and commuters alike.

Viewing by appointment on 0131 337 1800

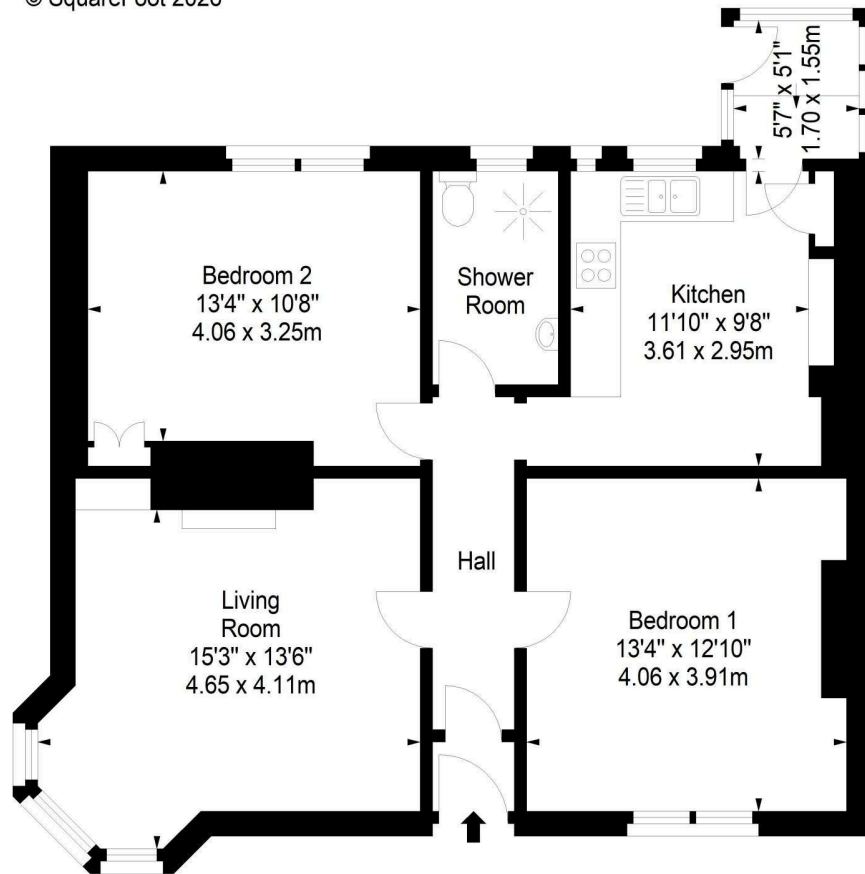




Edinburgh Road,
Newbridge,
Midlothian, EH28 8SL



Approx. Gross Internal Area
811 Sq Ft - 75.34 Sq M
For identification only. Not to scale.
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Ground Floor



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