










Offers Over
£205,000

99 Newtoft Street

Gilmerton | Edinburgh | EH17 8QX

A fantastic opportunity has arisen to acquire this charming two bedroom terraced cottage pleasantly positioned within the ever-popular Gilmerton district of the city. With a sun room overlooking a lovely garden, the property will undoubtedly suit first-time buyers, professionals and those looking to downsize. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a walk-in condition while briefly comprising of; welcoming entrance vestibule, light and airy lounge with a gas fireplace, hallway with understairs storage, fully-fitted kitchen with freestanding white goods, stylish tiling in splash areas and under-unit lighting, sun room offering flexible use as a dining room or home office, first floor landing, front-aspect double bedroom with room with lovely views of Arthur's Seat and eaves access, rear-facing double bedroom with a walk-in wardrobe and space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property. The rear garden is split levelled with two patio areas and artificial turf whilst being well-screened from neighbours. For the car owner, parking can be found on Newtoft and surrounding streets for residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





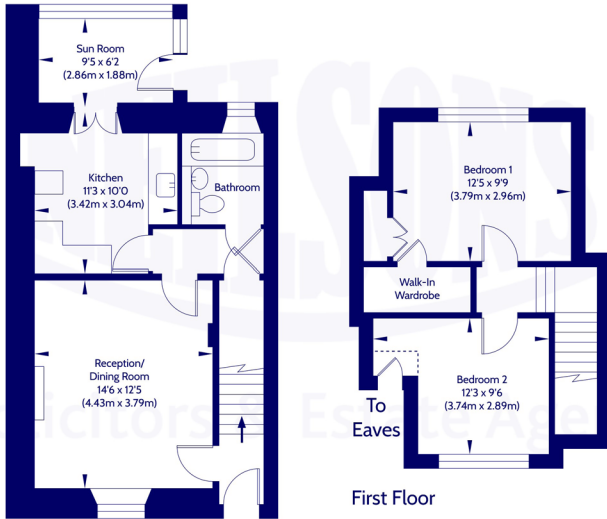
Location

Newtoft Street forms part of the popular district of Gilmerton which lies to the south of the City Centre. The property is well placed for access to many local shops and services including a Morrison's, Aldi and Lidl supermarket all just a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both easily accessible offering a more extensive range of shopping requirements. Great public transport services on the nearby Gilmerton Dykes Street and operate to and from the City Centre and surrounding areas, with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include lovely walkways within the nearby Burdiehouse Burn, Gracemount Leisure Centre is on hand with gym with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 73.07 Sq M / 786 Sq Ft.



Ground Floor

First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

