



31 Newtoft Street, Edinburgh EH17 8RF

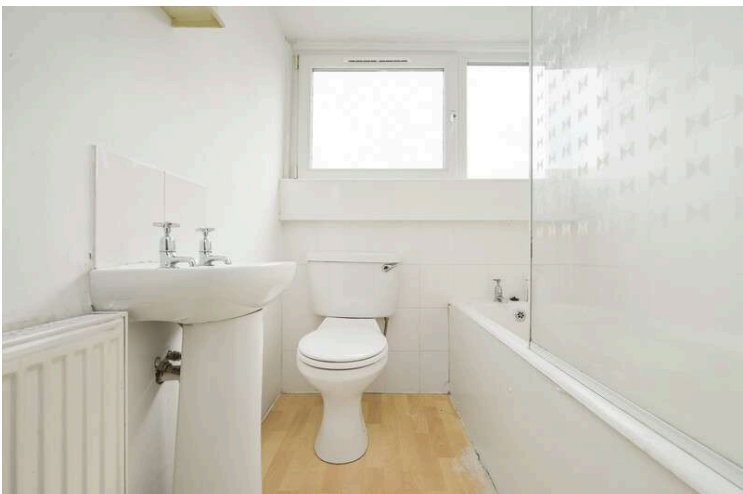
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Welcome to Newtoft Street, this well-proportioned two bedroom double upper flat offers good sized accommodation arranged over two floors, an excellent first time buy or investment opportunity. The property would now benefit from some upgrading, an ideal opportunity to make this your own. The property is ideally located in the popular Gilmerton area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Downstairs cloaks, WC and wash hand basin.
- Front facing bright and spacious living room.
- Breakfasting kitchen in need of upgrading.
- Double bedroom located on the lower level.
- Double bedroom located on the upper level.
- Bathroom on the upper level comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Communal drying green.
- On street parking.



## Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity including Lidl, Iceland, Aldi and Morrisons supermarkets. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh with a bus terminus being within easy walking distance of the flat, and the main commuting routes, including the M8 and M9, are also easily accessible, with an airlink bus to the airport. The property is also ideally positioned for those connected to the Royal Infirmary.

## Extras

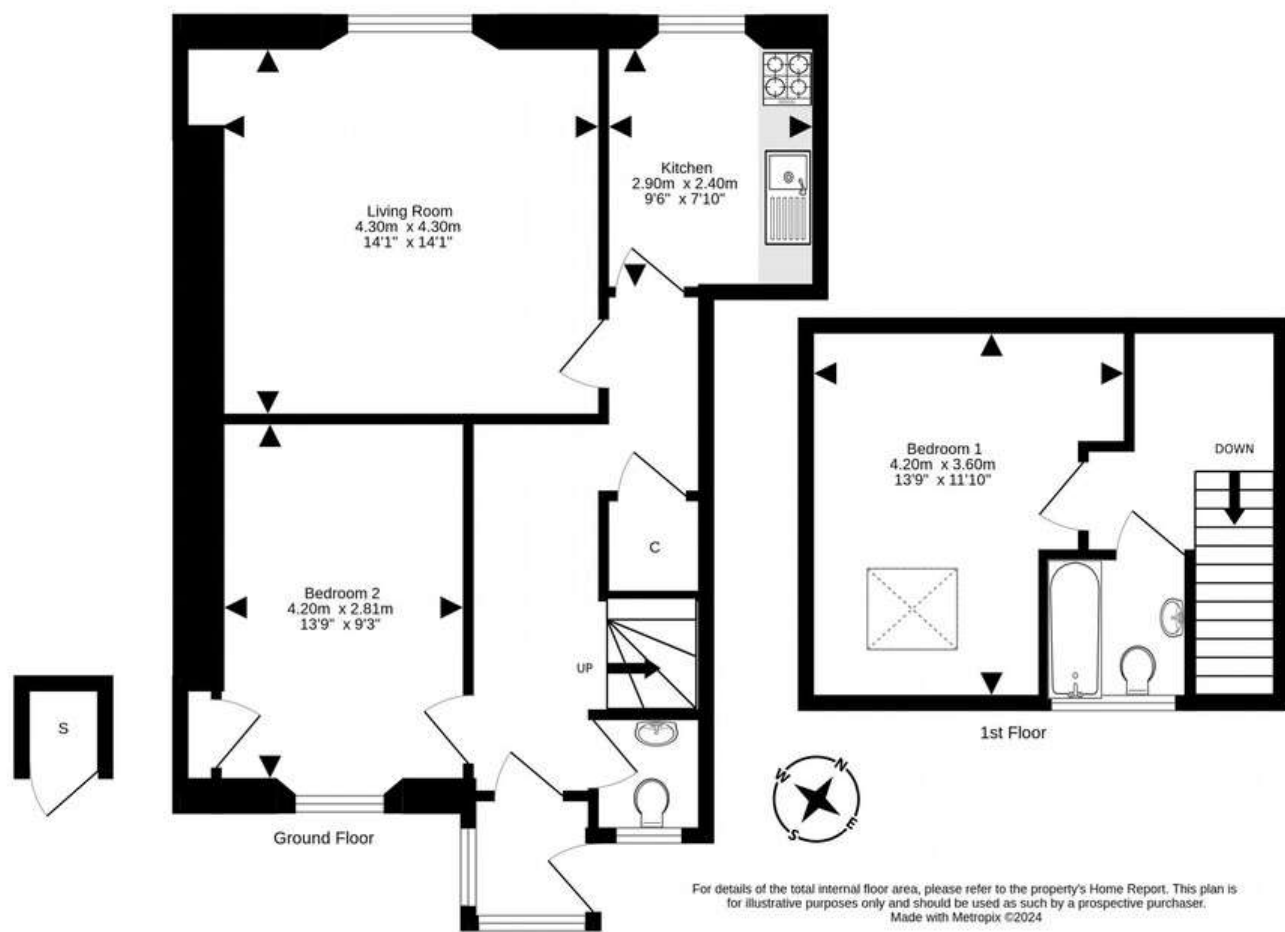
The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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