










Offers Over

£145,000

48 Bridge Street

Newbridge | EH28 8SH

A fantastic opportunity has arisen to purchase this impressive, stone-built cottage with extensive private gardens, situated within the ever-popular village of Newbridge to the west of Edinburgh. The property would undoubtedly appeal to first time buyers, professionals and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band - C



virtually staged by **HOMELi**

Description

In brief the lovely accommodation comprises; entrance vestibule, welcoming hallway, light and airy reception room with useful storage cupboard and hatch accessing attic, modern fitted kitchen with a range of base and wall mounted units, good sized principal bedroom to the front, second single bedroom to the rear and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and large loft space providing further excellent storage space.

There is potential to extend into the loft, subject to the necessary planning permissions.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELi**

Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated microwave, washing machine, dishwasher and fridge/freezer.

Gardens & Driveway

There is an extensive private garden to the front mainly laid to lawn and for the car user there is a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





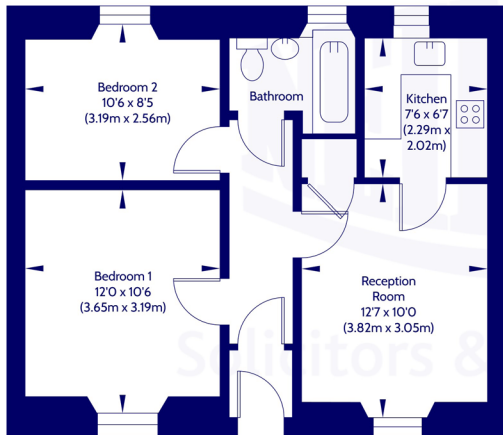
Location

The property is situated within the ever-popular village of Newbridge to the west of Edinburgh, minutes from Newbridge Roundabout with easy access to the M8, M9 and the A720 City Bypass. Additionally, the Park and Ride at Ingliston is within easy reach and provides frequent shuttle service into the City Centre and other locations throughout Edinburgh. Newbridge has a Bank, local pub with beer garden, petrol station with a McDonald's restaurant and a Scotmid at nearby Ratho Station. Further specialist and supermarket shopping are within easy reach at Broxburn and at the Gyle Shopping Centre in Edinburgh. Hillwood Primary School and Craigmount High School are within the school catchment area for the property.



Approx. Gross Internal Floor Area 46.18 Sq M / 497 Sq Ft.

Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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