



lindsays

24 Newtoft Street,
Gilmerton, Edinburgh, EH17 8RD

"An exceptionally spacious main door flat enviably located within a popular area close to excellent amenities"

- Hall
- Sitting/dining room
- Galley style kitchen with appliances
- Large double bedroom
- Extensively tiled bathroom with shower
- Gas central heating
- Double glazing
- Unallocated parking within the grounds
- Excellent first time buy or investment opportunity

EPC Rate E

OFFERS OVER £130,000



Description

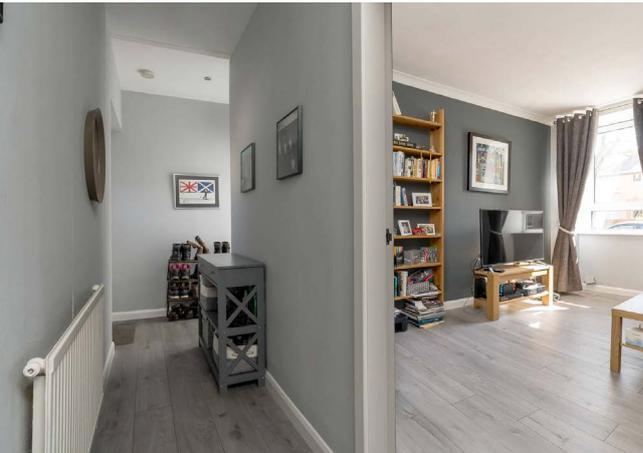
Forming part of a converted school building, this main door one bedroom flat comes complete with unallocated off road parking and communal gardens. The interior is light, spacious and stylish. The large sitting/dining room offers plenty of space for family and friends. The galley style kitchen comes complete with appliances. There is a very generous double bedroom and an extensively tiled bathroom with shower. Additional benefits include gas central heating and double glazing.

Area

Gilmerton is an established residential area located on the south side of the city, approximately four miles from Princes Street, to which there are regular public transport services (the Airport bus stops just outside the property). It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and, at Little France, the Medical School, Edinburgh Royal Infirmary, the new Children's hospital and Bio Centre. Leisure options are also plentiful and the Straiton retail outlet is within a few minutes by car. Here, the majority of High Street stores are represented, as well as Ikea, Costco and large branches of both Asda and Sainsbury. In the opposite direction the Cameron Toll shopping mall is also readily accessible. Proximity to the city by-pass facilitates access to the A1 south and west to Edinburgh International Airport and the central motorway network.

Viewing

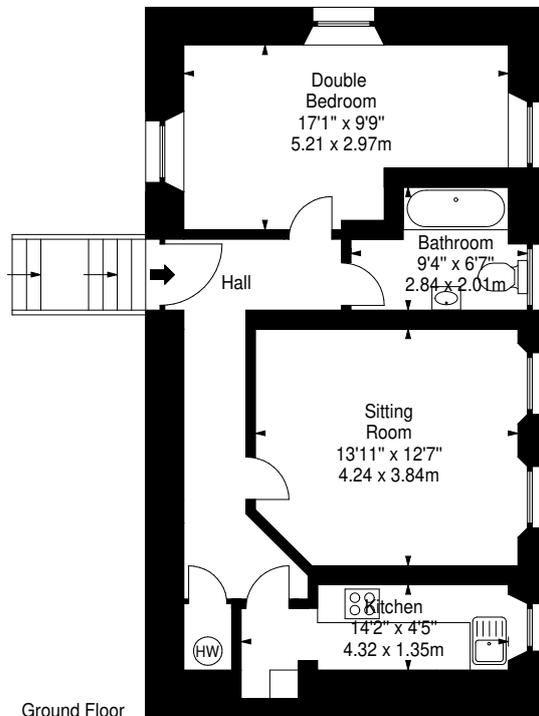
Sunday 2-4pm or by appointment contact Lindsay's



Newtoft Street,
Edinburgh, EH17 8RD



Approx. Gross Internal Area
586 Sq Ft - 54.44 Sq M
For identification only. Not to scale.
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Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsay's.co.uk W: property.lindsay's.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.