



**NEWBRIDGE
5 OLD LISTON ROAD
END TERRACED COTTAGE
FIXED PRICE £110,000**



Viewing is recommended of this charming end terraced cottage perfectly positioned for the commuter with its close proximity to the City Bypass, M8 motorway and Edinburgh Airport. Newbridge itself has a small population and has shopping for every day needs with a Scotmid nearby at Ratho Station. There are larger supermarkets in Broxburn and Edinburgh's Gyle Shopping Centre offers a wide choice of established national retailer outlets and small specialist shops under one roof

One of the properties charming features is the exposed stone wall in the lounge/kitchen area which houses a gas fire. Other benefits include gas central heating, double glazing, gardens to the front side and rear which includes a useful outhouse with power.

The property would make an ideal first purchase or buy to let investment as many items of furniture can be included in the sale if desired.

The accommodation in brief comprises: entrance porch, lounge open plan to kitchen with appliances, good sized double bedroom, inner hall with storage, bathroom with shower and conservatory.

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PORCH Approx. 5'8" x 5'4"

A double glazed entrance porch with tiled floor and a sturdy second door gives access to the property.

LOUNGE OPEN PLAN TO KITCHEN Approx. 17'1" x 16'1" (overall)

A generous room enjoying lots of natural light from a front facing window and from patio doors to the conservatory.

LOUNGE AREA

This area has a front facing window and an exposed stone feature wall with display recess with glass shelves and also housing a living flame gas fire. There are five wall uplighters, laminate flooring and two central heating radiators.

KITCHEN AREA

The kitchen area is split level from the lounge and is fitted with base units complete with complementary work surfaces incorporating a 1½ bowl sink



and drainer with mixer tap. The appliances include a halogen hob, electric oven and fridge. A door from this area opens to the inner hall.

INNER HALL

The inner hall has a rear facing window and has good fitted storage which also houses the central heating boiler.

DOUBLE BEDROOM Approx. 11'4" x 9'11"

A good sized double bedroom with a front facing window. The flooring is laminated and there are two wall up-lighters and a central heating radiator.

BATHROOM Approx. 7' x 6'10"

A well appointed room with rear facing window. The fittings comprise bath with shower over and shower screen, WC and wash hand basin. The wall are tiled to the splashback areas, laminate flooring, extractor fan and central heating radiator.

CONSERVATORY Approx. 11'10" x 8'4"

A sunny conservatory with tiled floor, spotlights and patio door to garden.

GARDENS

The property has gardens to the front side and the rear. The front garden has a large paved drive which extends to the side and the remaining garden has a selection of mature trees and shrubs. The garden to the rear is again enclosed and is in the main laid to lawn with a paved patio area. There is also an outhouse with power and plumbing for and automatic washing machine



EXTRAS

The sale includes the curtains and blinds along with other items of furniture as mentioned.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

POST CODE

EH28 8SJ

SURVEYORS

Please contact selling agents (0131) 554 6321.

OFFERS

Fixed Price £110,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.