










Offers Over

£425,000

28 Bridge Street

Newbridge | EH28 8SR

Simply stunning! This beautifully presented, deceptively spacious stone-built detached cottage is offered to the market in true turn-key condition and is further enhanced with a delightful, landscaped south-facing rear garden with Summerhouse together with a multi-vehicle driveway to the side.

-  4 Bedrooms
-  1 Public room
-  2 Bathroom
-  Private Rear Garden
-  Multi-vehicle driveway
-  EPC Rating – C
-  Council Tax Band - F



Description

The impressive, cleverly extended home, which is set over two floors stretches to over 2000 sq feet and offers substantial family accommodation with a high specification throughout. Enjoying a tasteful, light and neutral interior and benefiting from excellent natural light, the property comprises entrance vestibule, welcoming hallway with two large walk-in cupboards, with three of the four generous double bedrooms located off. The stunning 4-piece family bathroom comprises a contemporary suite with WC, wash hand basin set in vanity unit with storage below, free standing bath and walk-in shower unit with luxury Tower Shower with body jets. The fabulous open plan living space includes a lovely spacious lounge opening to the luxury 28' kitchen/dining room with bi-folding doors leading to the paved patio area. The kitchen has been cleverly designed to suit today's modern living and boasts a range of wall and base units with Corian worktops, a central island incorporating the five burner gas hob and remote control extraction system above. There are two Bosch fan assisted ovens, integrated microwave, dishwasher and wine cooler. The Utility room is discreetly situated behind the kitchen offering further wall and base units, stainless steel sink with space for washing machine and tumble dryer. Further access is provided to the rear garden. A door from the dining area leads to a carpeted staircase to the principal bedroom with fantastic, well designed dressing room with built-in storage, hanging rails, drawer storage and ample space for dressing table. Adjacent to the dressing room is the stunning luxury 4 piece en-suite bathroom again with walk-in shower unit with Tower Shower with body jets. Further benefits include a gas central heating system with Worcester boiler together with double glazed window units, some with additional secondary glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in 5-ring gas hob, two separate built-in fan assisted ovens, integrated microwave, dishwasher and wine cooler. The two free standing wardrobes in bedroom 2 & 3 can be included in the sale if desired.

Gardens and driveway

A fantastic feature of this fine home is the delightful south-facing, fully enclosed rear garden enjoying a high degree of privacy and perfectly manicured with artificial lawn and sizeable paved patio, ideal for outside dining. The insulated Summerhouse with power, light and heater provides a great addition to the garden. Located to the side is a multi-vehicle driveway with large shed situated at the far end and shall be included in the sale.

Viewing

By appointment with Neilsons on 0131 625 2222.

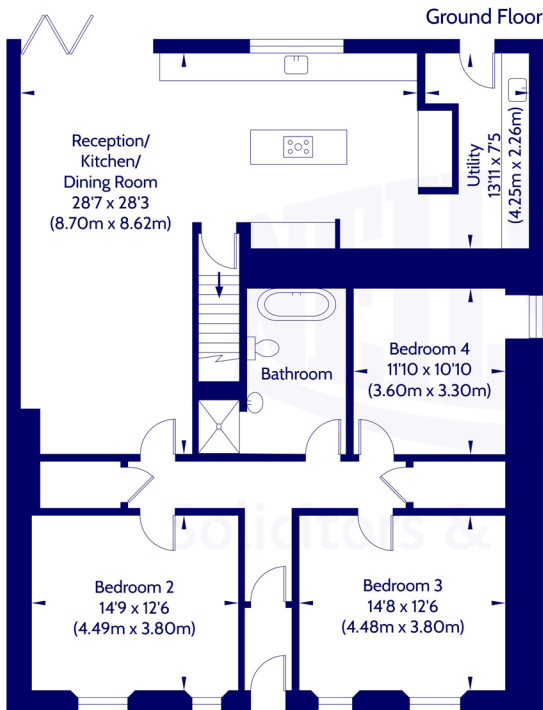




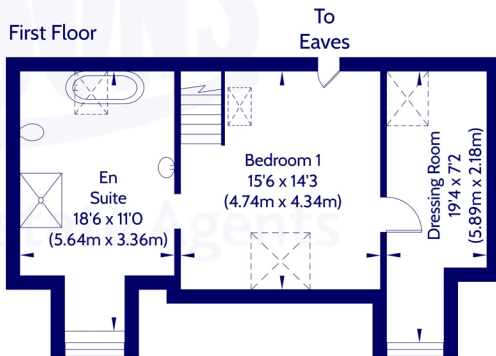
Location

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. Internal Area 192.11 Sq M / 2068 Sq Ft.
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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