



34 Bridge Street, Yule Cottage, Newbridge, Edinburgh, EH28 8SR

Beautifully Presented, Charming One-Bedroom, Mid-Terrace Cottage

Up to date price and viewing info at mov8realestate.com/property

éspc rightmove[®] Zoopla
find your happy

Property Description

Beautifully presented, one-bedroom, traditional mid-terrace cottage with a shared garden, ideal for first-time buyers or/and couples, as well as buy-to-let investors. Forming part of a stone-built terrace, conveniently located in Newbridge, west of Edinburgh city centre.

Comprises an entrance hall, living room and kitchen, rear hall, a double bedroom and a shower room.

Freshly prepared for the market, with buy-to-let potential, light neutral decor throughout, a modern kitchen and bathroom suite, and recessed spotlighting.

In addition, there is gas central heating, double glazing, tall ceilings, varnished hardwood flooring, feature fireplaces, and good storage including a loft space. To the rear is an enclosed patio, whilst there is unrestricted parking to the front and surrounding streets.

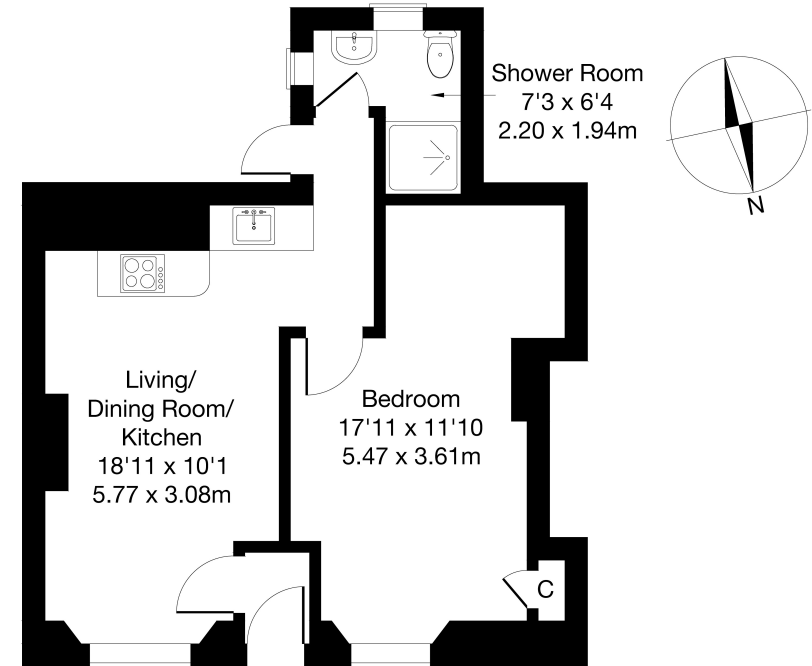
An entrance hall opens to the cosy public room, featuring varnished hardwood flooring, recessed spotlighting, and a period-feature fireplace with a contemporary mantle piece. The modern fitted kitchen is set to the rear of the room, with units and worktops including a sink with drainer, a tiled surround, fridge/freezer, washing machine, and an integrated electric oven and ceramic hob.

Front-facing, the spacious double bedroom offers ample space for freestanding storage, a press cupboard, recessed spotlighting, and a second feature fireplace. A rear hall gives access to the shower room and has a door to the rear communal paths and the charming shared garden. The bright and modern shower room is fitted with a two-piece suite, an integrated cubicle with mains, and a ladder-style radiator. The cottage's character is cemented with thoughtful design including old-school radiators throughout the property.



34 Bridge Street, Newbridge, EH28 8SR

Approximate Gross Internal Area: (431 sq ft - 40 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newbridge lies some seven miles west of Edinburgh city centre, close to Edinburgh Airport, the Newbridge roundabout and junctions with the M8 and M9 motorways. Local shops cater for everyday needs, with more extensive retail offerings available at the nearby Gyle Centre, Hermiston Gait, Corstorphine, Broxburn and Livingston. There is well-regarded primary schooling within the immediate area, with secondary school provision at

Balerno High. Nearby Ratho offers a variety of leisure facilities including the Edinburgh International Climbing Arena and Ratho Park golf club, as well as opportunities for boating on the canal. Newbridge is also conveniently placed for the Edinburgh city bypass, and the Ingliston Park & Ride just south of the airport.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

