

**5 Newbyth Road  
Edinburgh EH17 8GW**

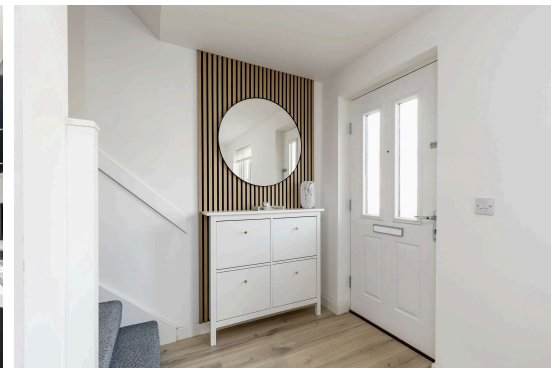
**Offers Over £225,000**

- Large living room with built in Television unit and storage area
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms with master including wardrobes included
- Bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing
- Private South-West facing rear garden
- Solar panels
- Residents parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**





## Terraced

Blair Cadell are delighted to bring to market this beautifully presented two-bedroom mid-terraced home, offered in true turn-key condition. With excellent transport links to the city centre and a host of local amenities nearby, this charming property is sure to attract strong interest—early viewing is highly recommended.

The accommodation comprises a spacious and bright living room, ideal for relaxing or entertaining, featuring a built-in TV unit and access to a generous under-stair cupboard offering excellent storage. The contemporary kitchen is fitted with a stylish range of wall and base units, a gas hob with electric oven, and includes all white goods in the sale. Just off the kitchen, you'll find a convenient additional W.C. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefitting from large fitted wardrobes, also included in the sale. The modern family bathroom is equipped with a three-piece suite and a mains-powered shower over the bath. Additional benefits include gas central heating, double glazing for energy efficiency, partially floored attic space for extra storage, and a superb private South-west facing rear garden featuring a large patio area and useful garden shed—perfect for enjoying sunny days and hosting summer barbecues. Ample residents' parking is also available and the property benefits from Solar panels adding to the efficiency.

Gilmerton is a thriving and well-connected residential area to the south of Edinburgh city centre. It offers a variety of local shops and amenities within easy walking distance, along with excellent public transport links across the city. For broader retail and entertainment needs, both Straiton and Fort Kinnauld retail parks are a short drive away, offering everything from cinemas and restaurants to major high street brands. The area is ideal for families, with a wide choice of nurseries, primary, and secondary schools. Professionals will appreciate the close proximity to Edinburgh Royal Infirmary, the Medical School, the new Royal Hospital for Children and Young People, and the University of Edinburgh's King's Buildings campus. Outdoor and leisure options abound, including nearby golf courses, Gracemount Leisure Centre, the Pentland Hills Regional Park, and Hillend Winter Sports Centre. Nature lovers will enjoy having Burdiehouse Burn Valley Local Nature Reserve just moments away. The Edinburgh city bypass is also easily accessible, providing quick routes to the east and west, as well as connections to the Queensferry Crossing and Edinburgh International Airport.

**Viewing by appointment on 0131 337 1800**



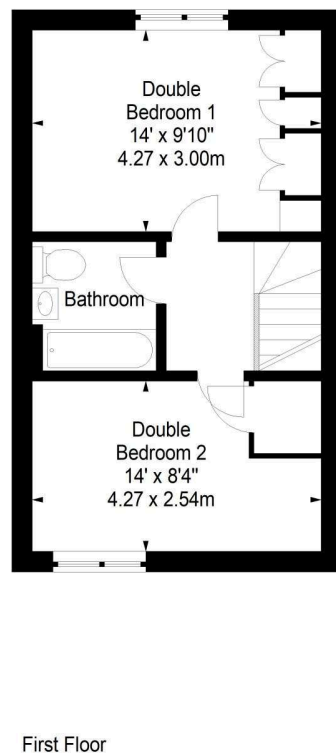
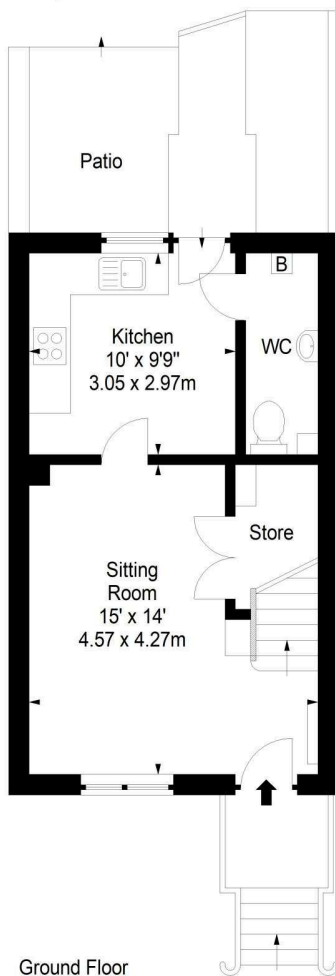




Newbyth Road,  
Edinburgh,  
Midlothian, EH17 8GW



Approx. Gross Internal Area  
710 Sq Ft - 65.96 Sq M  
For identification only. Not to scale.  
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