

# 39 Bridge Street

NEWBRIDGE, EDINBURGH, EH28 8SH



*Three-bedroom detached bungalow that offers generous and versatile accommodation throughout*



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McEwan Fraser is delighted to present this three-bedroom detached bungalow that offers generous and versatile accommodation throughout. Well situated with fantastic transport links and easy motorway access, the property benefits from a large gated driveway providing off-road parking, a summer outhouse and gas central heating and double glazing to ensure warm and comfortable living all year round.

# THE LIVING ROOM



Internally, the inviting bay-fronted living room makes a superb first impression and boasts ample space for different furniture arrangements giving new owner plenty of scope to create their ideal entertaining space.



# THE KITCHEN



The modern galley kitchen has a good range of base and wall-mounted units that are topped with contrasting work surfaces and set against a tiled splashback. Gas hob and electric oven are integrated and space is provided for further free-standing appliances.





You will find three generous double bedrooms in excellent condition. All bedrooms are carpeted and boast contemporary décor. Internal accommodation is completed by the bathroom which is fully tiled and finished with a white three-piece suite and shower over the bath.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3

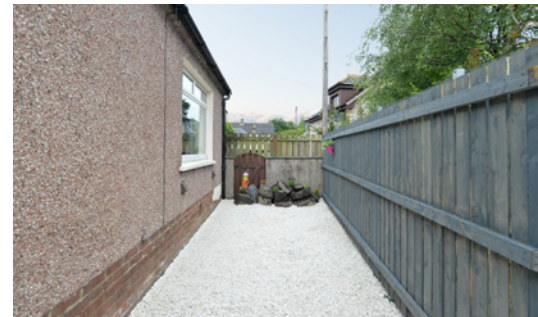




One of the features of this property is the monoblock rear garden with summer outhouse, which offers a spacious and comfortable outdoor area for relaxing or entertaining. The monoblock paving is low-maintenance and durable. There is also an area to the side of the house laid to white decorative chips. The current owners are also installing a new fence which will be completed before selling.

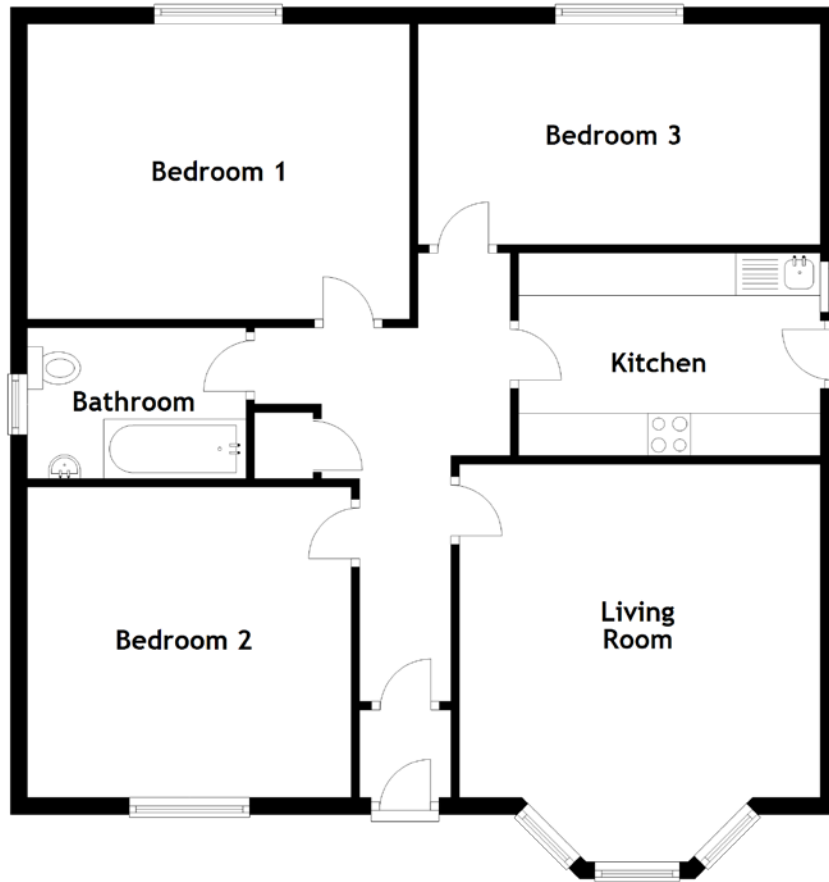
Viewing is essential to fully appreciate the size and excellent condition on offer.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



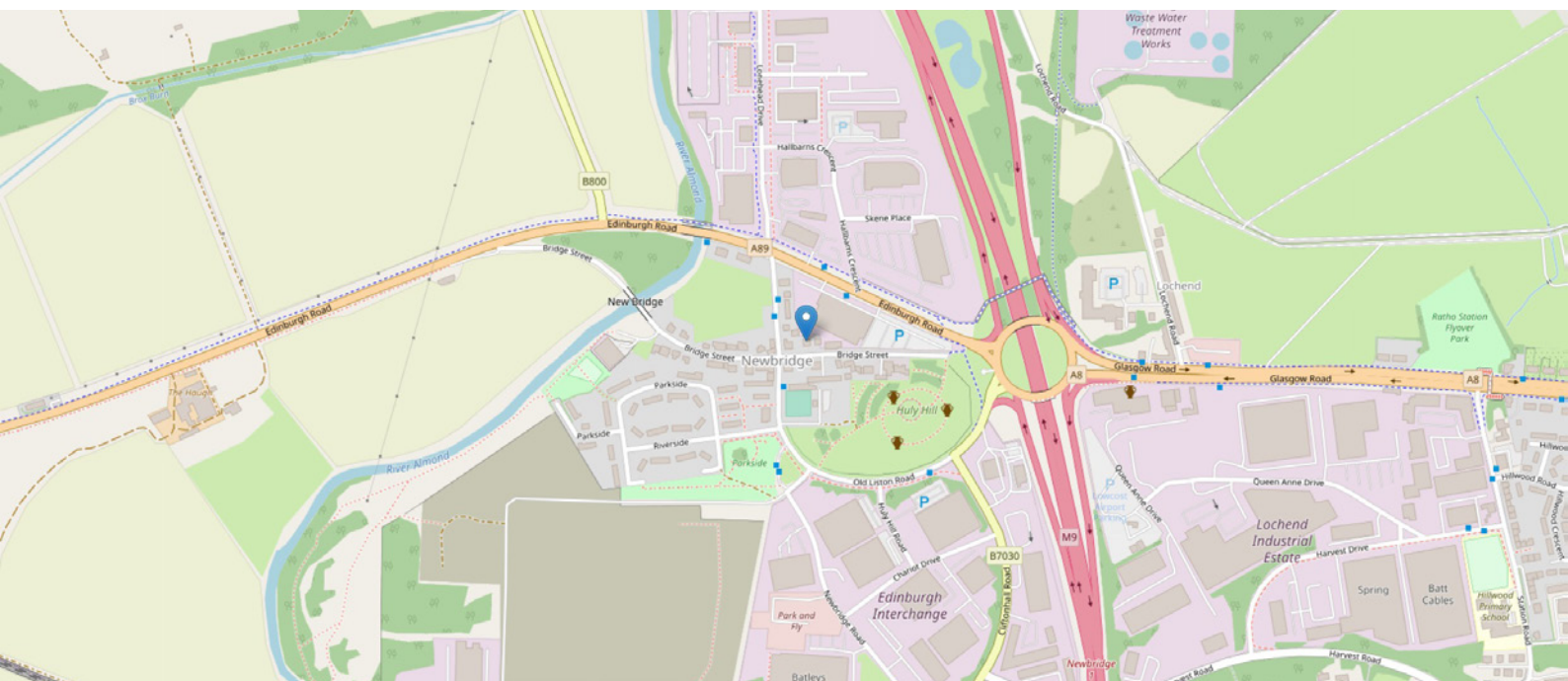
Approximate Dimensions (Taken from the widest point)

Living Room 4.69m (15'5") x 4.26m (14')  
 Kitchen 3.56m (11'8") x 2.39m (7'10")  
 Bathroom 2.58m (8'6") x 1.78m (5'10")  
 Bedroom 1 4.51m (14'10") x 3.48m (11'5")

Bedroom 2 3.82m (12'6") x 3.66m (12")  
 Bedroom 3 4.75m (15'7") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>

EPC Rating: D





# THE 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, a local bowling green/club directly opposite the house, a 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.



  
**McEwan Fraser Legal**

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