



boyd property

18 Ferniehill Square
EDINBURGH | EH17 7AP

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Description

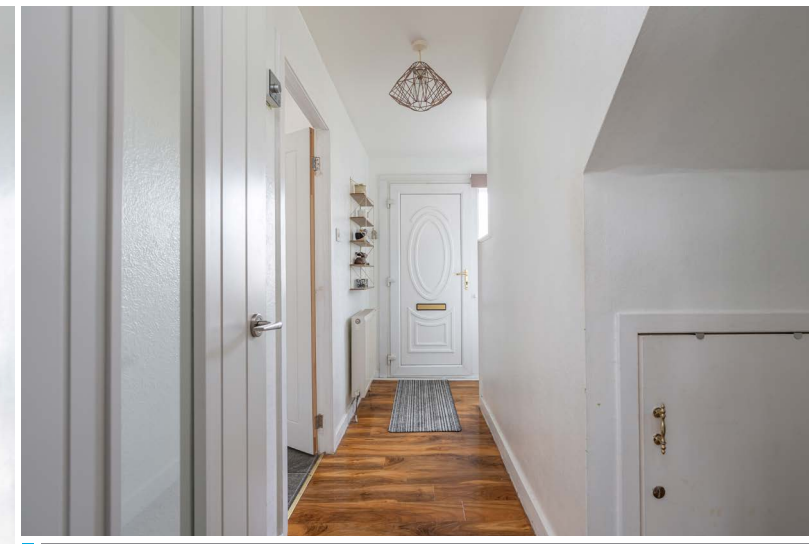
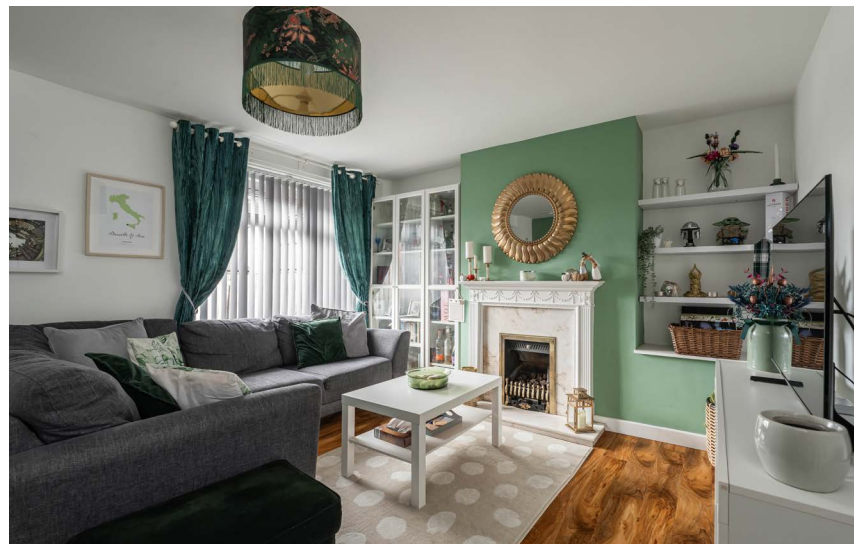
Boyd Property are delighted to present to the market this immaculate, bright and spacious two-bedroom terraced villa in excellent decorative order throughout. This most appealing property occupies a pleasant position within this sought-after district of Gilmerton. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, a modern kitchen/dining room, rear hall with useful downstairs WC off. A carpeted staircase leads to the upper landing which gives access to two double bedrooms and wet room. The property further benefits from gas central heating, double glazing, good storage facilities including an attic, private front and west facing rear gardens and resident car park. This property will make a superb first purchase and viewing is highly recommended to fully appreciate the quality and standard of accommodation on offer.

Location

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.

Extras

All fitted floor coverings and integrated kitchen appliances.

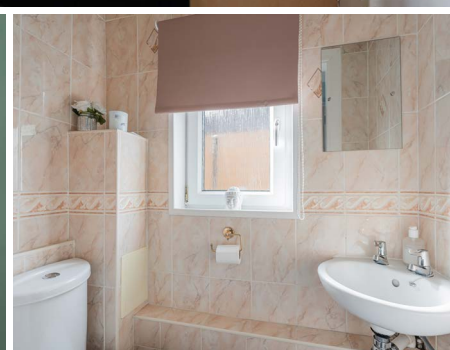
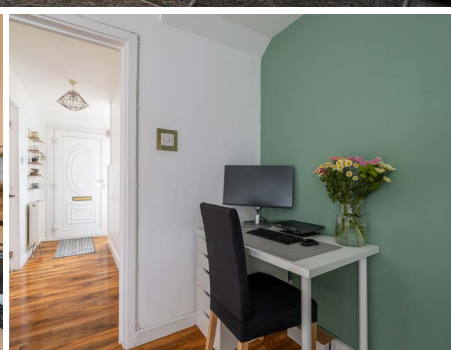


Features

- Entrance hallway
- Lounge
- Kitchen/Dining room
- Downstairs WC
- Upper landing
- 2 Bedrooms
- 1 Wet room
- Double glazing
- Gas central heating
- Good storage facilities including attic
- Private gardens to front and rear
- Resident car park



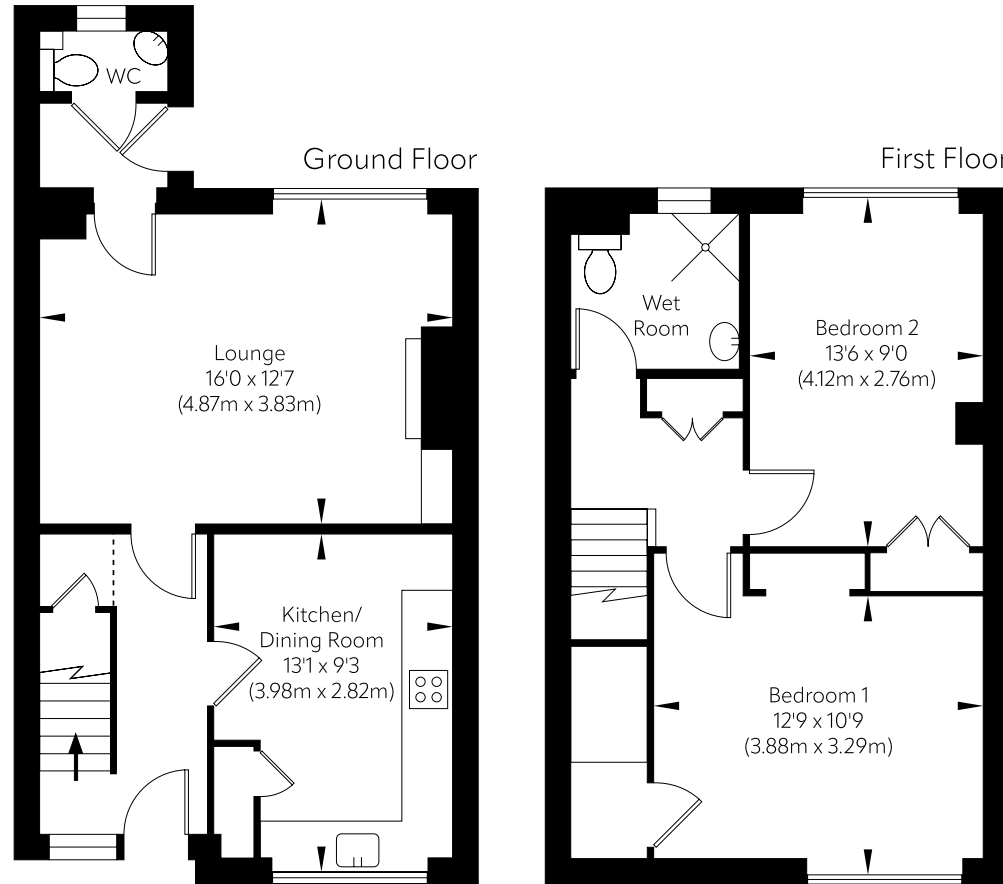
“ An immaculate, bright and spacious two-bedroom terraced villa in excellent decorative order throughout. ”



For price and viewing information please scan the QR code.
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This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 77.61 Sq M / 836 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk



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