










Offers Over
£170,000

4 Ferniehill Avenue

Ferniehill | Edinburgh | EH16 6AF

A bright mid-terraced house offering well-proportioned accommodation close to superb local amenities and transport links. Now in need of some modernisation but providing the perfect opportunity for buyers looking to get a foothold on the property ladder to put their own stamp on the property.

-  2 Bedrooms
-  1 Reception Room
-  1 Shower Room
-  Private gardens
-  Unrestricted parking
-  EPC Rating – C
-  Council Tax Band – B



Description

The accommodation comprises: welcoming through hallway with front and rear door access and useful built-in storage space. Generous dual aspect reception room with windows to the front and rear and feature fireplace housing a gas pebble effect fire. Good sized breakfasting kitchen with a wide range of wall and base units, integrated oven, hob and cooker hood with the fridge freezer and washing machine also included in the sale. Stairs from the hallway lead to the upper landing with built-in cupboard and hatch to the loft space. There are two large double bedrooms and shower room with an electric instant shower. Benefits on offer include gas central heating and full double glazing.



Extras

The fixtures and fittings, window blinds, curtains, curtain poles, light fittings, and kitchen appliances are all to be included in the sale.

Gardens and Parking

The property benefits from private gardens to both the front and rear with the enclosed rear garden having lawn and patio areas, a storage shed and an outside tap. Ample unrestricted residents parking is provided.

Viewing

Please contact Neilsons on 0131 625 2222





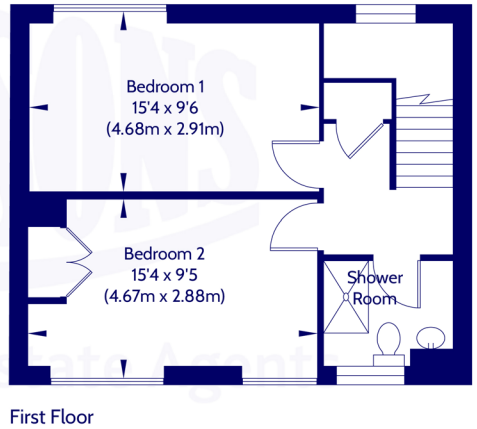
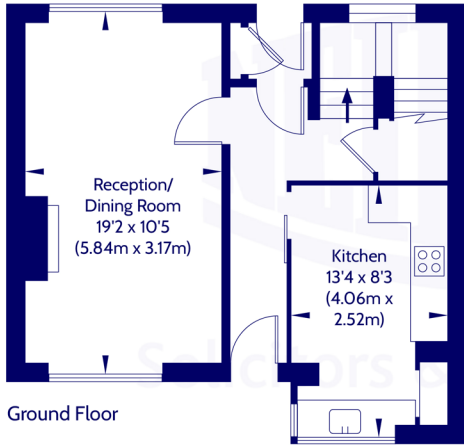
Location

Ferniehill Avenue is situated within the popular district of Ferniehill which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with Lidl and Iceland supermarkets just a short stroll away. The Cameron Toll shopping Centre together with Straiton retail park are both a short drive away offering a more extensive range of shopping requirements. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. The Royal Edinburgh Infirmary Hospital is within easy reach and recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, David Lloyd at Shawfair and a choice of parks and green spaces together with a number of golf courses. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 79.46 Sq M / 855 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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