



Offers Over

**£295,000**

## 29 Ferrier Medway

Gilmerton | Edinburgh | EH17 8PW

This attractive and spacious terraced townhouse with private gardens, including a sunny south-westerly rear garden, forms part of a modern development in a popular location close to many local amenities and conveniently positioned for access to the City Bypass linking the main Scottish motorway network system.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private Gardens
-  Resident's parking to front
-  EPC Rating – B
-  Council Tax Band - F



## Description

The stylish accommodation, which offers a generous floor space, is laid out over three floors providing ideal accommodation for the professionals or families alike and merits internal viewing to be fully appreciated. Enjoying a light and neutral interior and benefiting from excellent natural light, the property comprises; entrance hallway with storage provisions, there is a useful two piece WC apartment, a large, well presented lounge/ diner located to the rear with French doors leading to the private garden. The modern fitted integrated kitchen has adequate wall and base units with complementary worktops incorporating the built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher. A carpeted staircase leads to the first floor which houses the two double bedrooms together with the family bathroom comprising of a white suite with mains shower. On the top floor is the principal double bedroom with two Velux windows to rear affording an abundance of natural light and is fitted with built-in wardrobes and provides access to a stylish en-suite shower room. In addition the top floor also has an ideal space on the landing for study and again is fitted with a Velux window. There is an attic with Ramsay ladders providing further storage provisions and of particular note is the Solar PV panels, gas central heating and double glazing, ensuring energy-efficient, economical year round comfort.



## Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in hob/oven/hood, integrated dishwasher and fridge freezer together with the free standing washing machine. The free standing wardrobes in Bedroom 3 can be included in the sale if desired.

## Gardens and parking

There is a small area of garden lawn to the front with path to entrance. The fully enclosed rear garden benefits from a south-west facing aspect and is mainly laid to lawn with paved patio. Resident's parking is available to the front.

## Factors

Ross & Liddle are the Factors for the development to which a fee of approx. £49 is payable twice per annum for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.





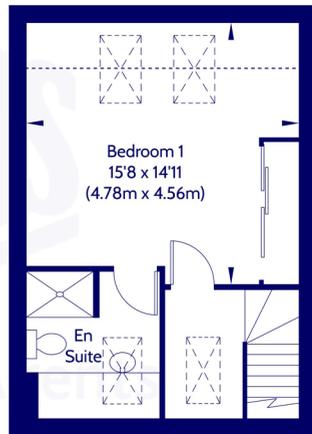
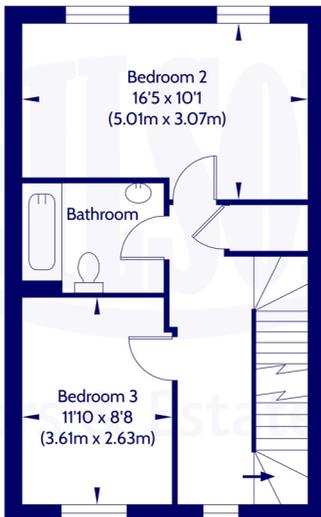
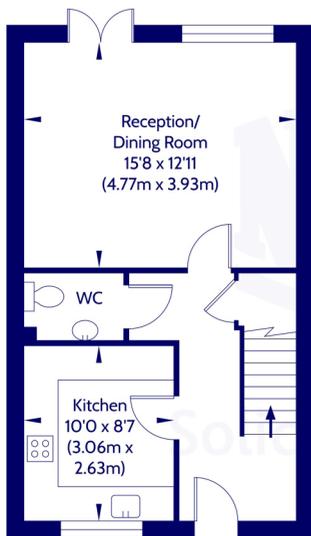
## Location

Ferrier Medway is quietly situated on the outskirts of the sought-after district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton retail park are both close at hand 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. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level.





Approx. Gross Internal Floor Area 114.81 Sq M / 1235 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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