



22 Ferniehill Drive

Ferniehill | Edinburgh | EH17 7DR

A superb opportunity has arisen to acquire this spacious two bedroom terraced villa, pleasantly pocketed within the ever-popular Ferniehill area. Close to excellent amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers and growing families.

- 2 beds
- 1 public
- 1 bathroom
- Private gardens
- Unallocated residents parking
- EPC Band - C
- Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance hallway with a useful understairs storage cupboard, bright and airy lounge/diner with a gas fireplace and peaceful rear outlook, fully-fitted kitchen with a range of included freestanding white goods, tiling in splash areas, breakfast bar and useful pantry cupboard, rear porch with garden access, landing with Ramsay ladder access to the floored and lined attic which offers flexible use, two generous double bedrooms both with handy integrated storage provisions as well as room for freestanding furniture, and a fully-tiled bathroom suite with a corner shower cubicle and freestanding bath.

Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

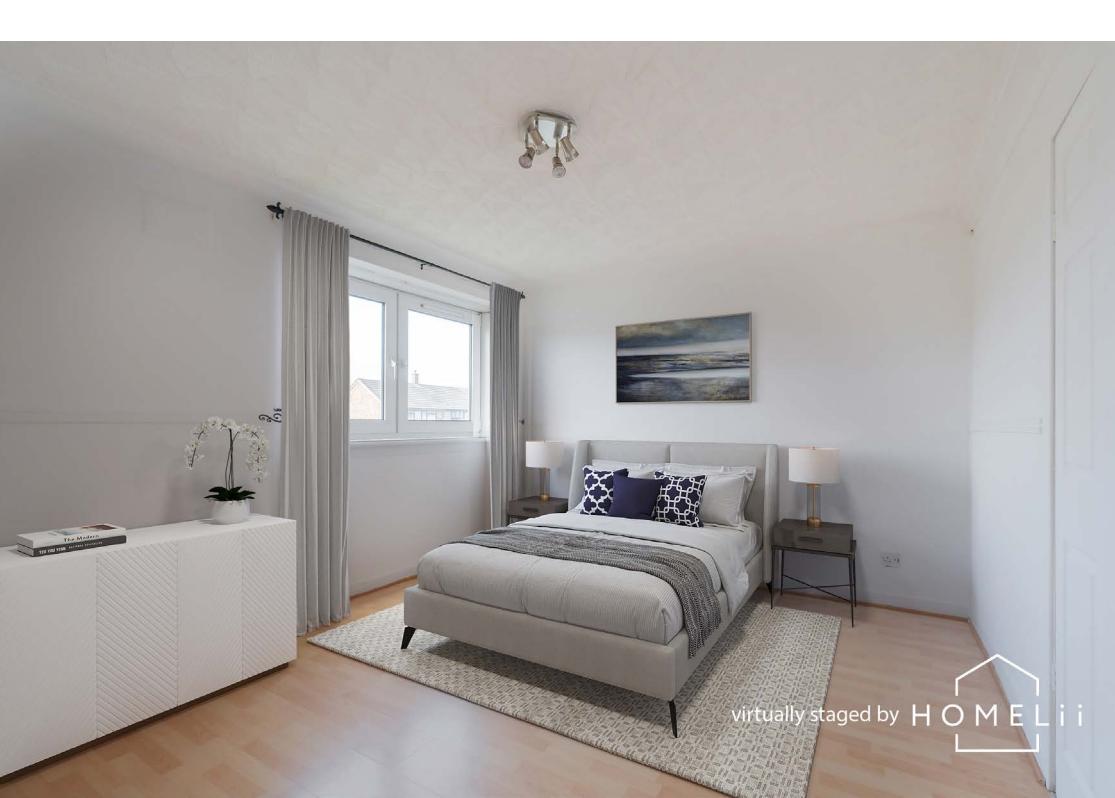
Selected fixtures and fittings, including; integrated dishwasher, freestanding cooker and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property benefits from private gardens to both the front and rear with the enclosed rear garden offering a low maintenance upkeep having been fully slabbed. Ample unrestricted residents parking is provided.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

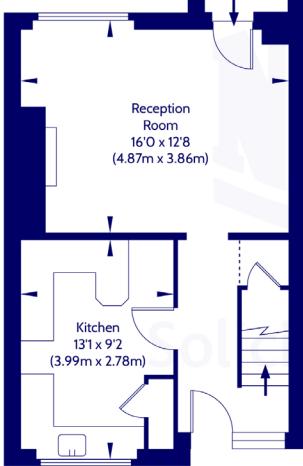
Ferniehill Drive is situated within the popular district of Ferniehill which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with Lidl and Iceland supermarkets just a short stroll away. The Cameron Toll shopping Centre together with 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.



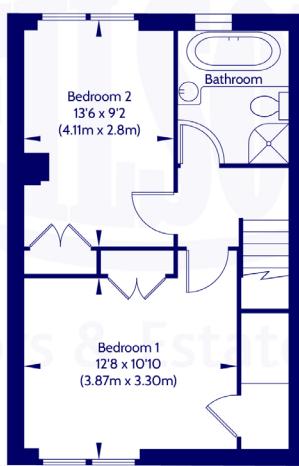


Approx. Gross Internal Floor Area
Excl. Attic 76.68 Sq M / 826 Sq Ft.

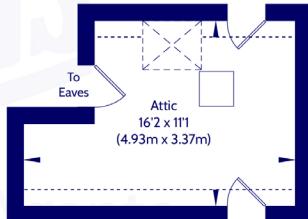
Ground Floor



First Floor



Approx. Gross Internal Floor Area
of Attic 14.22 Sq M / 153 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.



Scan the QR code or [click here](#) for the virtual 360 tour,
floor plan and further information.



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