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Offers Over

£660,000

4 Fernielaw Avenue

Colinton | Edinburgh | EH13 OEE

An exceptionally appealing detached villa, quietly tucked away on a peaceful leafy street and enjoying a superb location in the capital's desirable Colinton area. The house rests on generous and beautifully maintained mature gardens and offers a highly flexible and well-proportioned family home, with excellent potential to upgrade in line with individual taste.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band - G



Description

The accommodation briefly comprises: entrance hallway with striking opaque glass feature, stair to the upper level and convenient downstairs WC, dual facing reception room with focal fireplace and a pleasant leafy outlook to both the front and rear, semi open to a spacious and versatile dining/family room which features sliding doors leading directly out to the rear garden, breakfasting kitchen with vintage Poggenpohl units, coordinated worktops/ splash tiling and an assortment of built-in appliances, and downstairs double bedroom on the lower level.

On the upper level the accommodation continues with a large principal bedroom complete with walk-in wardrobe and en-suite shower room, three further good sized bedrooms, all with built-in-wardrobes, and tiled family bathroom with three piece suite, heated rail and shower attachment.

The property further benefits from gas warm air heating and double glazing.



Extras

All floor coverings, curtains, blinds, light fittings, built-in appliances and white goods will be included.

Gardens, Garage & Driveway

To the front of the house a gated drive leads to an extensive monobloc driveway and double garage, providing superb off-street parking/overspill storage. The front garden comprises an area of neatly kept lawn, bordered by hedgerow and well stocked planted beds. To the rear is a spectacular mature garden, beautifully landscaped with areas of lawn, a wide variety of flowering bushes, shrubs, a pergola and small trees. The various outbuildings will be included.

Viewing

By appointment through Neilsons (0131 625 2222).





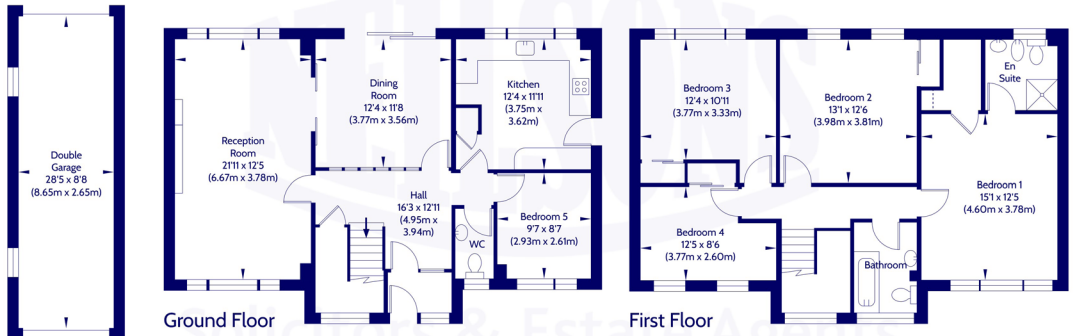
Location

Fernielaw Avenue forms part of one of Edinburgh's most highly regarded residential districts, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the city centre and surrounding districts providing an ideal location for the commuter. Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre and Hermiston Gait. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park. The tranquility of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed. Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and the Edinburgh Napier University campuses are a short drive away.





Approx. Gross Internal Floor Area 161.14 Sq M / 1734 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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- [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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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

