

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

13 Ferniehill Square, Edinburgh, EH17 7AW
1 RECEPTION | 3 BEDROOMS | 2 BATHROOMS | EPC: D

Location

This three bedroom end terrace villa is situated in the area of Ferniehill, a popular residential area lying to the South of the City Centre.

There is a good range of local services, including a bank, Post Office, pharmacy, corner shop and Morrisons and Lidl supermarkets. Cameron Toll Shopping Centre and Straiton Retail Park are also within easy reach, offering a large selection of retail outlets.

Leisure options in the area include cinema at Fort Kinnaird, a sports centre, golf courses and Hillend Ski Centre. There are delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction), The Hermitage, and along the Braidburn. Within a short are the wonderful open spaces of the Pentland Hills Regional Park.

Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible and, of course, the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

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, the A1 and Edinburgh International Airport.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Hall with under stair storage

Spacious and bright living room with large picture window and electric fire

Modern kitchen with space for dining and generous worktop area. Integrated double oven, gas hob and extractor fan, fridge/freezer, dishwasher and washing machine: these items are believed to be in good working order though their condition cannot be warranted

Bedroom one has storage as well as an en suite shower room with WC

Bedroom two and three both benefit from built in wardrobe space

Contemporary family bathroom with shower over bath, WC and sink vanity unit

Extras

Gas Central Heating

Double Glazing

Gardens to front and rear with garden shed

Large open green space at front of property

Utility area

Home Report

Please visit: www.allingham.co.uk or www.espc.com

ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
100m²

