

FERNIEHILL

23 FERNIEHILL SQUARE
EH17 7AP



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EPC RATING: C

OFFERS OVER £195,000

PROPERTY DESCRIPTION

- Colourful hallway with understairs storage, staircase to first floor with loft hatch
- Spacious sitting room with feature fireplace & shelving, overlooking the rear garden
- Handy porch area with storage leading to the rear garden
- Bright, well appointed kitchen/dining room with a good range of fitted units, a breakfast bar & appliances
- Main double bedroom with brilliant fitted storage
- Second double bedroom with further fitted storage
- Modern bathroom with wet shower area with electric shower, sink & wc
- Gas central heating from combi boiler
- Upvc double glazed windows
- Easily maintained front garden with path, pebbled areas with space for sitting out overlooking the green
- Sunny rear decked garden with gate to parking area
- Off street parking

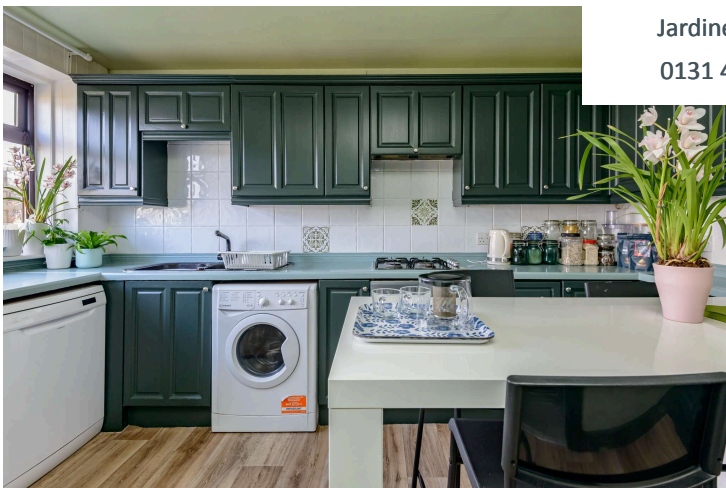


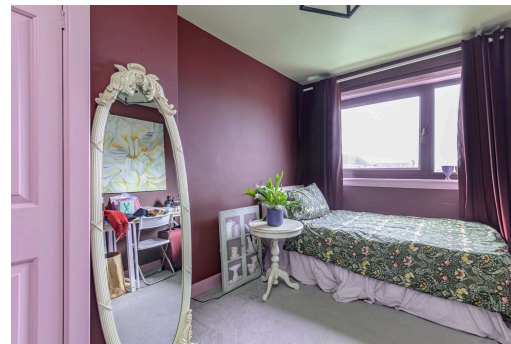
VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED, COLOURFUL TWO BED MID TERRACED HOUSE WITH GARDENS FRONT & REAR

Located in this ever popular area is this well presented property which would make an ideal home for first time buyers, professionals or a young family. With modern bathroom & kitchen fittings, a good sized living space & great gardens, this house overlooks the green and is ready to move into. With all the amenities of Gilmerton on your doorstep and Cameron Toll, Fort Kinnaird & Straiton Retail Park a short drive away. Excellent transport links into the city centre and easy access onto the city bypass & motorway network, making it ideal for commuters.

AREA

Ferniehill is a popular residential area lying to the South of the city centre close to Gilmerton. There is a good range of local services, including a bank, Post Office, pharmacy, corner shop, Morrisons, Aldi & Iceland supermarkets. Cameron Toll Shopping Centre, Fort Kinnaird & Straiton Retail Park are also within easy reach, offering a large selection of retail outlets. Leisure options in the area include a cinema at Fort Kinnaird, a sports centre, golf courses & Hillend Ski Centre. There are also delightful walks around Blackford Hill, The Hermitage & the Pentland Hills Regional Park. The property is in the catchment for Craigour Park & St John Vianney RC Primary Schools and Liberton & Holy Rood RC High Schools. 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.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor, dishwasher, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£200,000



| | |
|---------------------|-----------------------------|
| Sitting room | 16' x 12' (4.88 x 3.66m) |
| Kitchen/dining room | 12'9 x 9' (3.89 x 2.74m) |
| Bedroom 1 | 12'10 x 10'9 (3.91 x 3.28m) |
| Bedroom 2 | 13'5 x 9'2 (4.09 x 2.79m) |

Ferniehill Square,
Edinburgh,
Midlothian, EH17 7AP



Approx. Gross Internal Area
841 Sq Ft - 78.13 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

