

# 19 Ferniehill Square

FERNIEHILL, EDINBURGH, EH17 7AP



*IDEAL FIRST TIME BUY OR  
INVESTMENT PROPERTY*



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McEwan Fraser is delighted to present this two-bedroom mid-terraced house to the market.

Located in Ferniehill, the property has excellent access to Edinburgh City Bypass and the Royal Infirmary. The property is presented in good condition and represents an excellent opportunity for an investor or a buyer keen to make their own mark on their new acquisition.



The accommodation is focused on a spacious living room which enjoys excellent levels of natural light, neutral décor, and laminate flooring. There is plenty of space for different furniture arrangements giving a new owner plenty of scope to create their ideal entertaining space. The ground floor also includes a kitchen breakfast room with a full range of base and wall-mounted units that include a mix of free-standing and integrated appliances.





Upstairs the property has two generous double bedrooms which both include integrated wardrobes. The accommodation is completed by the bathroom which is tiled, has plenty of natural light, and boasts a white three-piece suite with a shower over the bath.

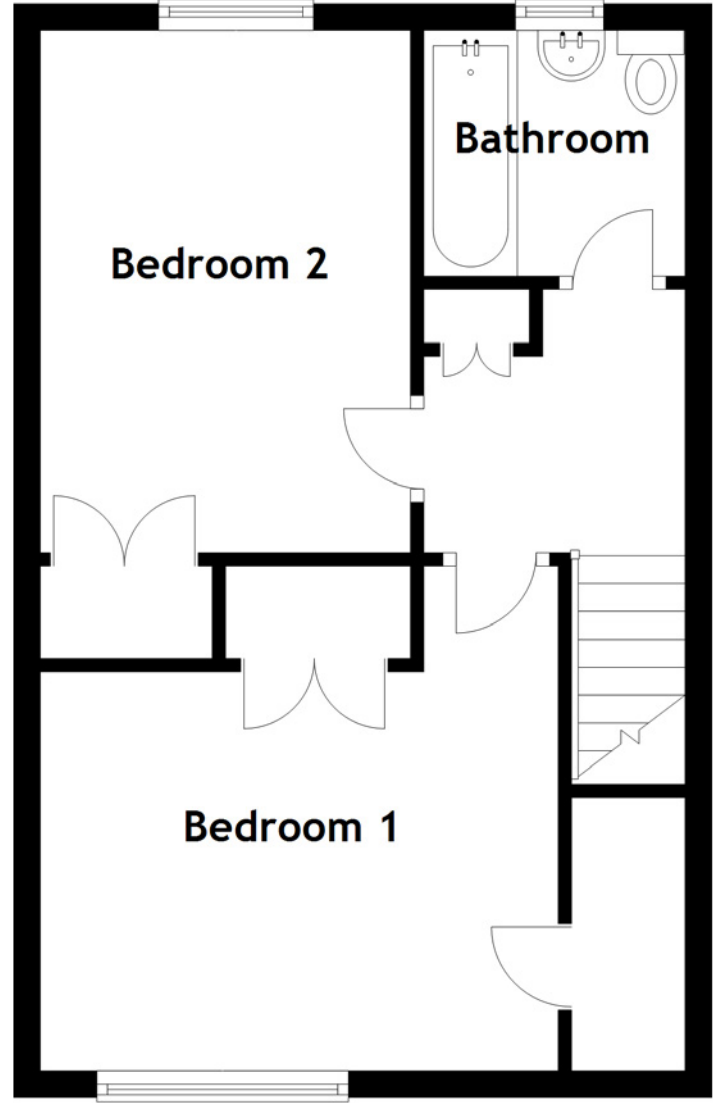
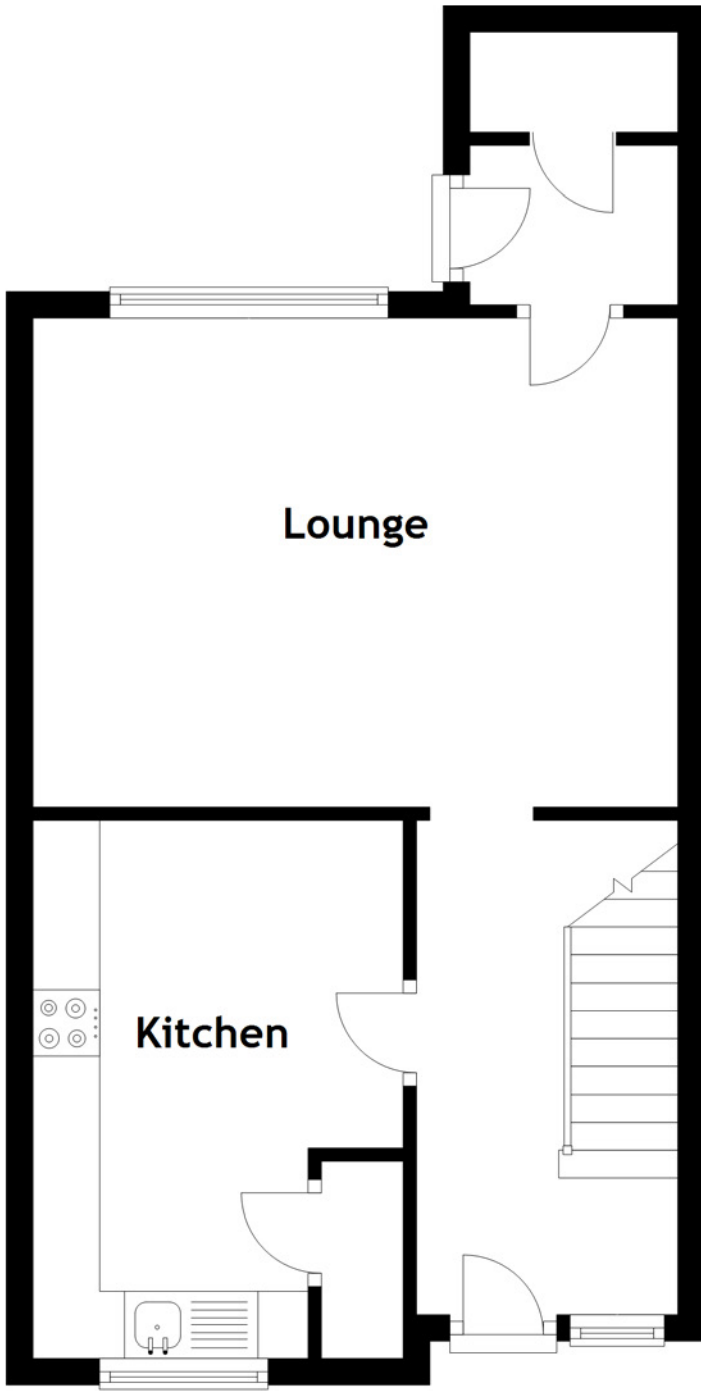






**Bedroom 2**





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.83m (15'10") x 3.66m (12')
Kitchen	4.03m (13'3") x 2.77m (9'1")
Bedroom 1	3.88m (12'9") x 3.65m (12')
Bedroom 2	3.91m (12'10") x 2.77m (9'1")

Bathroom	1.96m (6'5") x 1.84m (6')
Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
EPC Rating: B	





Externally, the property has low maintenance front and rear gardens and a rear gate leading to a residents' car park.







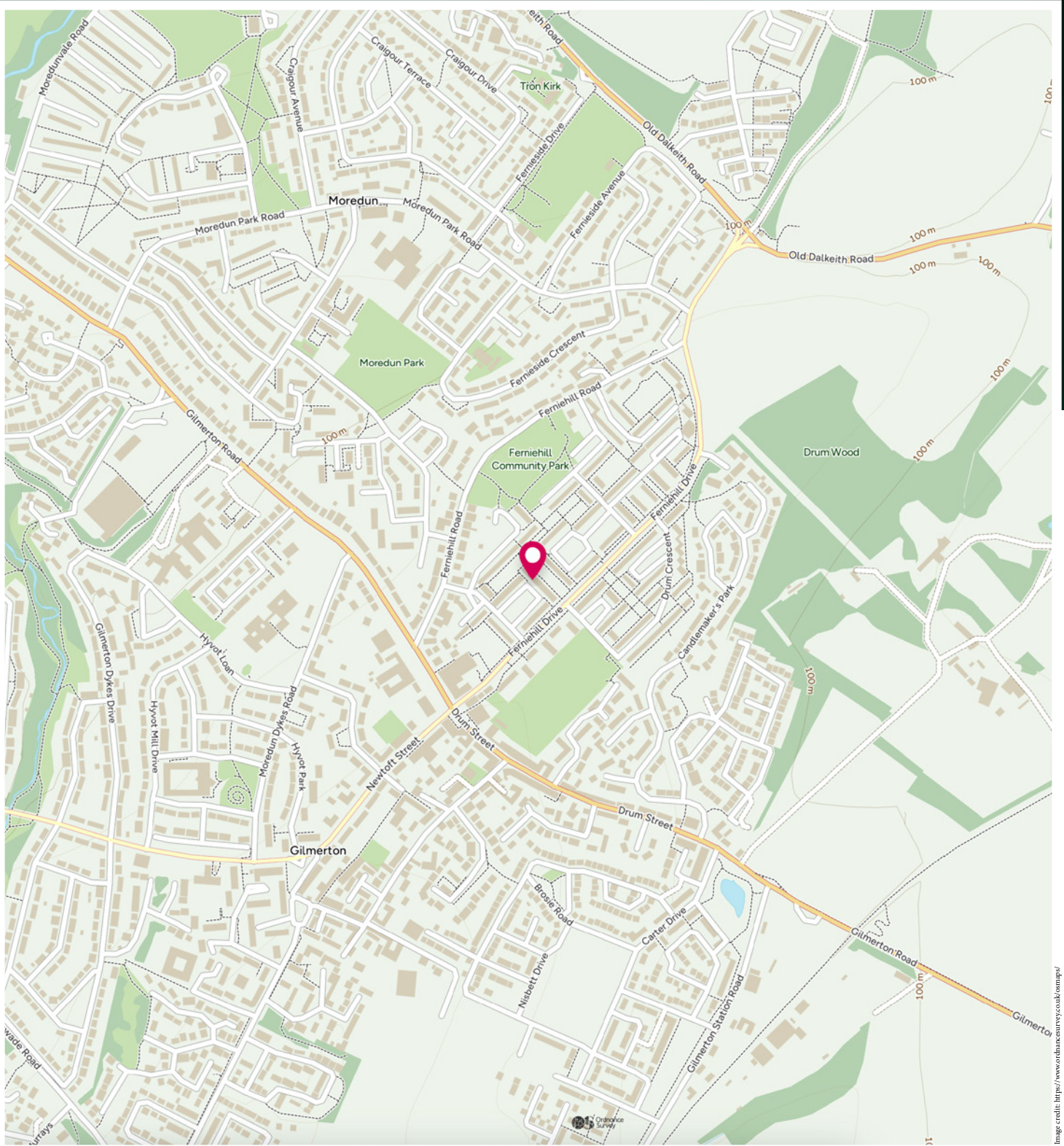
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The property for sale is located in the area of Ferniehill, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, a Post Office, a chemist, a corner shop, a florist, newsagents and a wine shop. The Cameron Toll Shopping Centre and Straiton Park, with its variety of stores, are a short car journey away. There is a nursery, primary and secondary school within easy access and, of course, the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short walk away. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.

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