



33 Ferrier Medway
GILMERTON | EDINBURGH | EH17 8PW



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33 Ferrier Medway is a beautifully presented, detached family home forming part of a modern purpose-built development. The property is well-positioned to take advantage of a variety of retail outlets at Straiton Retail Park, the open spaces of Straiton Pond Nature Reserve and Hillend, and excellent transport links to both Edinburgh City Centre and the wider motorway network of central Scotland.

Ground Floor: Welcoming hall with under-stair cupboard; generous sitting room with a contemporary electric fireplace; large dining kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a dining table and chairs; utility room and guest WC.

First Floor: Master bedroom with built-in-wardrobes and en-suite shower room; double bedroom 2 with built-in-wardrobes; double bedroom 3; double bedroom 4; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Gardens: Front garden with lawn and hedging. To the rear of the property is an enclosed garden accessed direct from the dining kitchen and laid to lawn with a raised beds and patio area ideal for alfresco dining.

To the front of the property is an area of monobloc driveway providing off-street parking with an electric car charging point. Integrated garage with up-and-over door.

All fixtures and fittings are included in the sale and are believed to be in working order. Integrated appliances include the gas hob, double oven, fridge freezer and dishwasher, which together with the washing machine in the utility cupboard are all included in the sale.





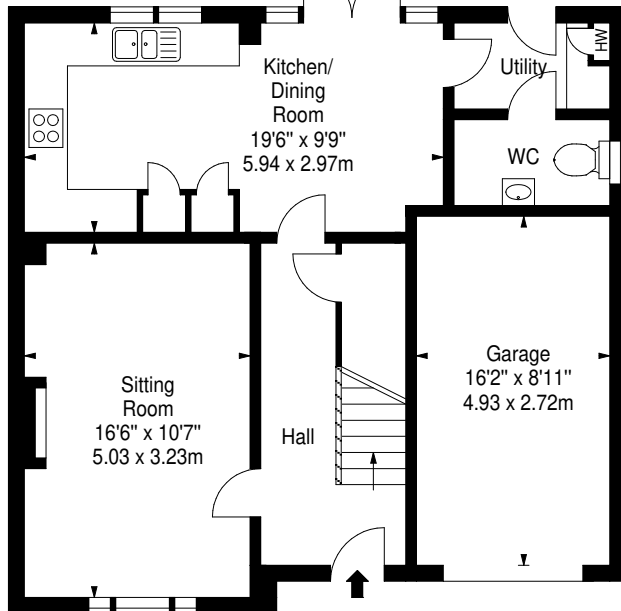
**Ferrier Medway,
Edinburgh,
Midlothian, EH17 8PW**



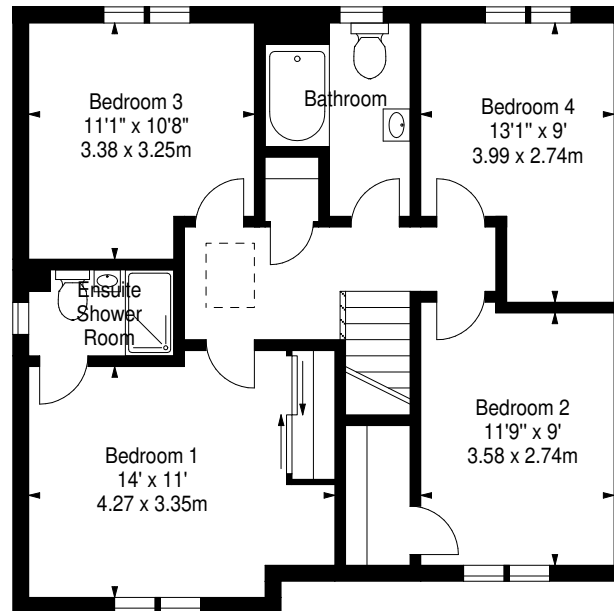
Approx. Gross Internal Area
1250 Sq Ft - 116.13 Sq M

Garage
Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor

Location

Gilmerton lies to the south of the city centre and is well-positioned to take great advantage of a wide range of excellent local amenities. The area is very close to Straiton Retail Park with its extensive selection of retail outlets and eateries. Further facilities can be found in Liberton and the Cameron Toll Shopping Centre is a short drive away. For the nature lover and dog walker Burdiehouse Burn Valley Park runs for 2 picturesque miles along the burn and Straiton Pond Nature Reserve offers further walks linking to the Rosslyn Chapel Way. The Pentland Hills Regional Park is also easily accessible and there are numerous golf courses available locally. Schooling is well presented from nursery to senior level and buses run regularly along Lasswade Road and Gilmerton Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.