



31 Ferrier Medway
GILMERTON | EDINBURGH | EH17 8PW


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Fabulous 3 bed end terraced townhouse with a great stylish look and sunny south-west facing enclosed garden. Superb location on a sought after modern development with excellent transport links close at hand.

Viewing is recommended to appreciate this lovely family home, which provides all modern comforts and is beautifully presented throughout. The layout has been thoughtfully planned to ensure the rear facing public room, which has space for relaxation and dining, is filled with natural light coming in through south-west facing French doors, allowing direct access out to the particularly sunny garden. Here, fully enclosed grounds safe for a young child or a pet, include a lawn and patio area for sitting out. Sleek grey gloss units create clean modern lines within the kitchen, which comes complete and ready to use with a range of integral appliances. At first floor level you'll find two double bedrooms, one with a built-in mirrored wardrobe, and the family bathroom with mixer shower. The top floor houses the principal bedroom, a generous sized double with the benefit of mirrored wardrobe storage, and an en-suite fitted with a large shower cubicle and mixer shower. A handy WC facility is located at ground floor level.

- Light, spacious and flexible accommodation
- Sunny living/dining room with French door to garden
- Fully equipped on-trend kitchen
- Principal double bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- WC at ground floor level
- Entrance hall with cupboard
- Gas central heating
- Double glazing
- Unrestricted on-street parking
- City Bypass/Straiton Retail Park within easy reach

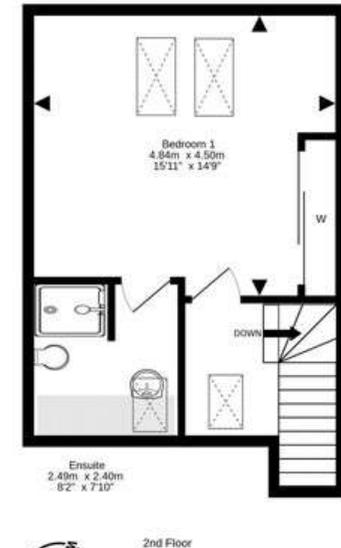
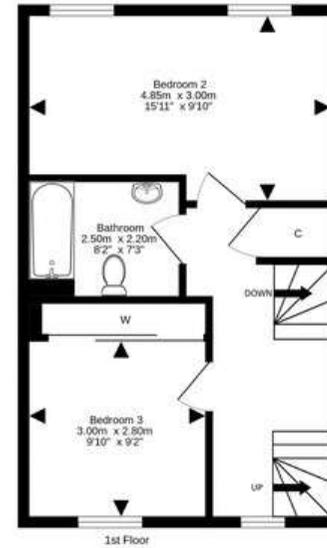
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures and fittings, as well as the blinds throughout the property and the garden shed will be included in the sale. Other furniture may be available through separate negotiation with the seller.
EPC B

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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