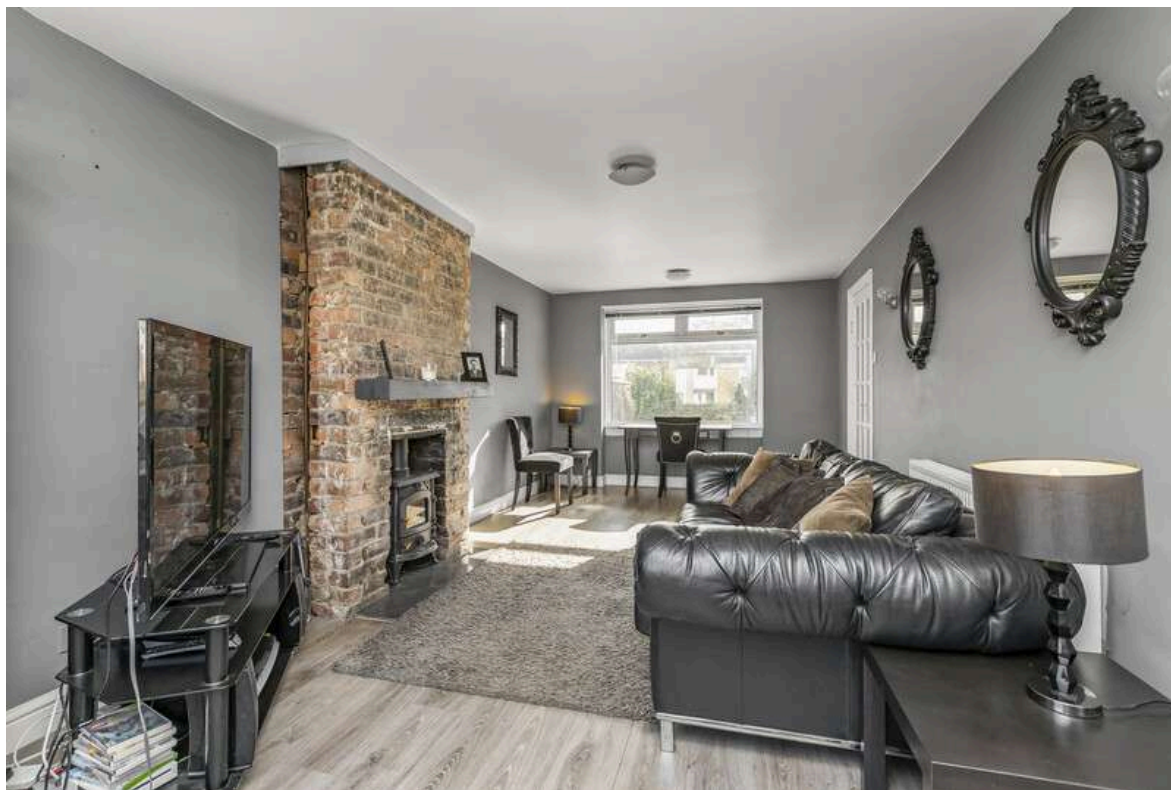




52 Ferniehill Drive
FERNIEHILL | EDINBURGH | EH17 7DS


warners
solicitors & estate agents



52 Ferniehill Drive

FERNIEHILL | EDINBURGH | EH17 7DS

Set in the heart of Ferniehill, moments from excellent amenities and supermarkets, quick transport links and vast open green spaces is this spacious terraced house. Boasting a private rear garden, double glazing, gas central heating and unrestricted parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with feature fireplace and generous dining space, a contemporary kitchen with attractive units and deep storage cupboard and following upstairs the upper level enjoys three well-proportioned bedrooms (two with built-in mirrored wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed South facing rear garden is laid to lawn with a decked area ideal for entertaining.

- Terraced house in sought-after location
- Unrestricted parking
- Private South facing garden
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary kitchen
- Three well-proportioned bedrooms
- Stylish bathroom with shower over bath

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



All integrated kitchen appliances, blinds, washing machine, fridge freezer and cooker are included in the sale

EPC Rating C

The popular Ferniehill area of Edinburgh lies to the south of the city centre. There is an excellent 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 M8 and M9, are also easily accessible. The Kings Buildings Campus of Edinburgh University is conveniently close. The property is also ideally positioned for those connected to the Royal Infirmary. Scenic walks around Blackford Hill and the Hermitage as well as Arthur's Seat are moments away.

