



120 Fernieside Crescent
FERNIEHILL | EDINBURGH | EH17 7DH


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Attractive semi-detached villa with a driveway to the front and large enclosed rear garden forming part of a select modern development. This excellent property offers spacious, comfortable and well planned accommodation on two levels and represents an ideal home for a couple or small family. The property occupies a prime location and is well placed to take advantage of all local amenities and transport links. The living room features two windows which allow for an abundance of natural light. The breakfasting kitchen is fitted with modern high gloss floor and wall units with space for appliances and the ground floor accommodation is completed by a contemporary shower room with shower cubicle, vanity sink unit and wc. On the upper floor are three bedrooms, one with built-in storage, and one with an en-suite shower room. Further benefits on offer include gas central heating, double glazing and fabulous storage options.

- Entrance hallway with storage
- Bright living room
- Modern breakfasting kitchen accessed from hallway and living room
- Family shower room
- Three bedrooms, one with en-suite shower room
- Gas central heating
- Double glazing
- Off street parking
- Fantastic storage options
- Enclosed rear garden

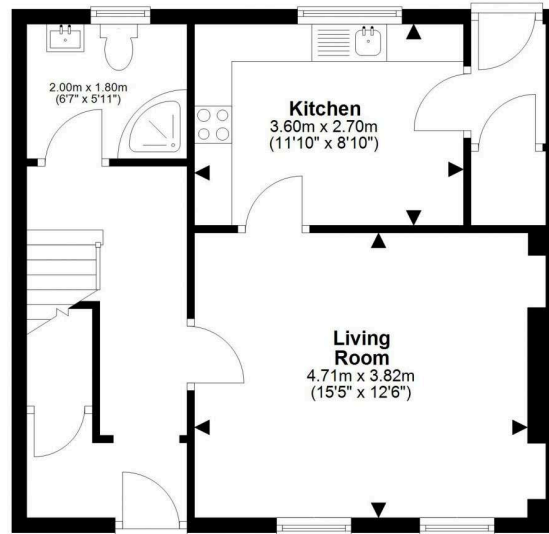
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



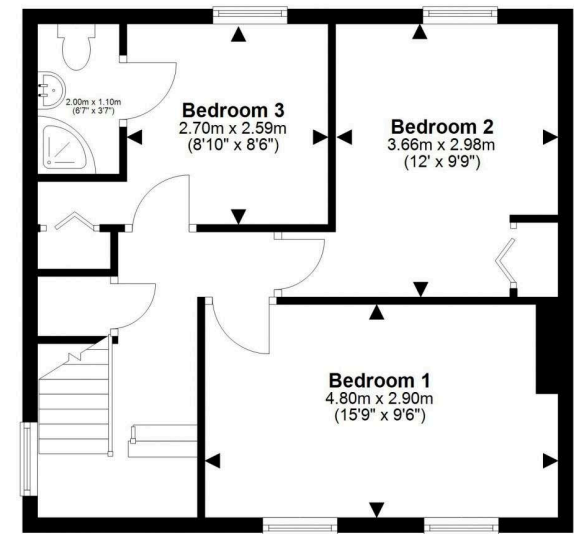
All integrated appliances including washing machine will be included in the sale along with all curtains and blinds and fitted cupboard in main bedroom. EPC: C

The popular Ferniehill 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First Floor



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