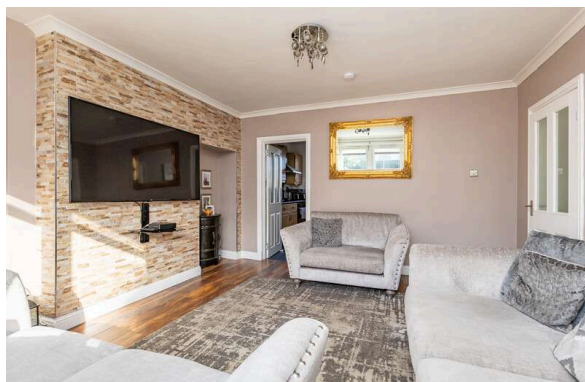




5 Fernieside Crescent  
GILMERTON | EDINBURGH | EH17 7HP

  
**warners**  
solicitors & estate agents





## 5 Fernieside Crescent

GILMERTON | EDINBURGH | EH17 7HP

Extremely well presented three bedroom end terraced home with private driveway and front and rear gardens situated within a sought-after residential area, close to excellent amenities and schools. This bright and spacious home offers well-planned and flexible accommodation over two levels in fantastic order throughout and would make an ideal home that is in move in condition. It comprises an entrance porch, living room with patio doors, a modern fitted kitchen with access to the garden and that currently comprises a dining area, washing machine, fridge/freezer, pantry, electric hob, oven and fan and wine rack. Upstairs there are three well-proportioned bedrooms all with built in storage and completing the accommodation is the shower room with double waterfall shower. The property also benefits from an attic, a driveway and well-kept front and rear gardens made up of a patio, lawn, shed and pond fountain. This lovely home would be ideal for a couple or a family alike, and early viewing is highly recommended.

- Entrance hall
- Spacious living room with patio doors
- Stylish kitchen with dining area
- Three well proportioned bedrooms
- Shower room with double waterfall shower
- Attic
- Gas central heating and double glazing
- Enclosed rear garden
- Front garden with large driveway

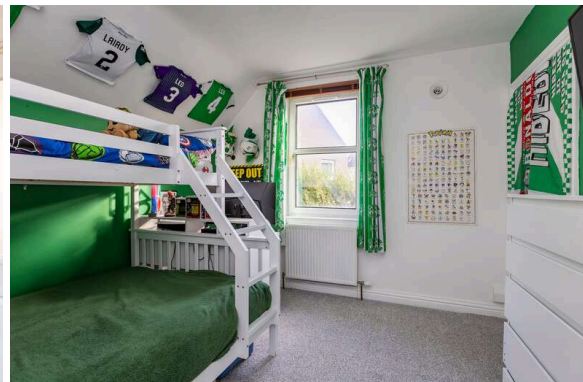
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



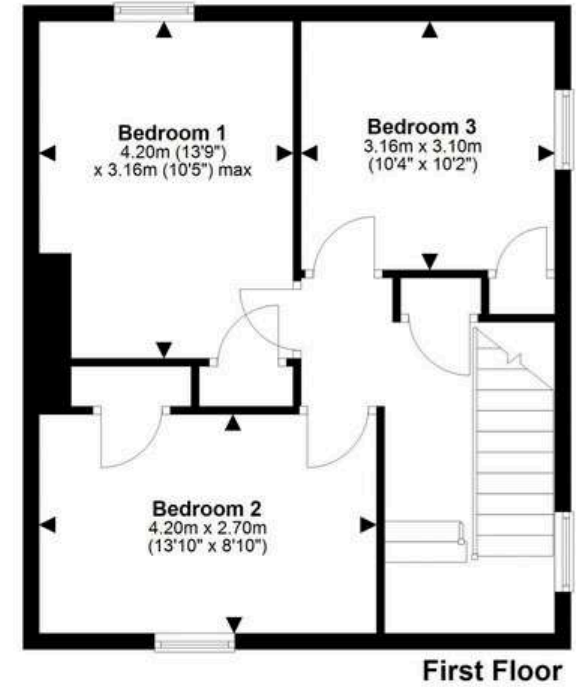
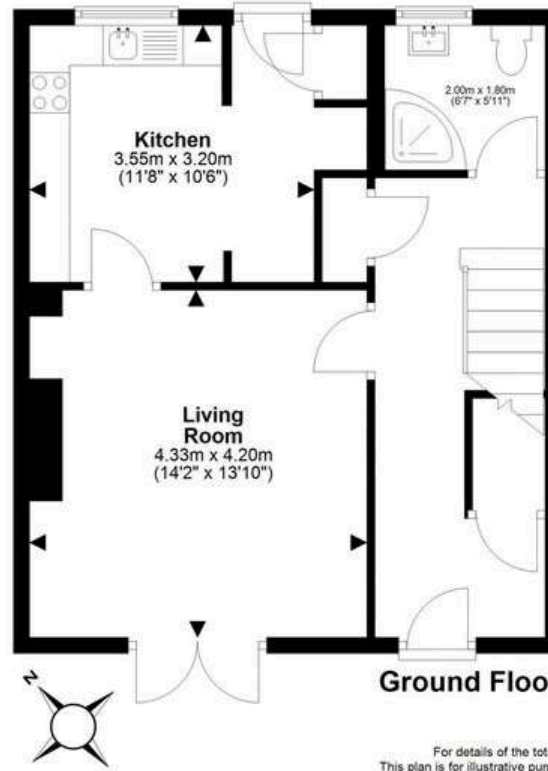
All integrated kitchen appliances, blinds, curtains bar the Hibernian ones in the bedroom, bed frame in the main bedroom and wardrobes are included in the sale

EPC Rating C

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly 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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.