



20 Ferniehill Place
GILMERTON | EDINBURGH | EH17 7AS


warners
solicitors & estate agents



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Beautifully presented two-bedroom mid terraced home, forming part of a prestigious development, located in a very popular and convenient residential area around five miles to the South of the city centre.

This property occupies a pleasant situation on a well-tended modern development and comes with well-maintained front and back gardens and ample parking. Internally the property is stylish, well planned and beautifully presented. The living room is bright and spacious and with a fireplace and gas fire. The beautifully appointed kitchen currently comprises an electric hob, oven, Belfast sink, washing machine and fridge/freezer. Upstairs there are two well-proportioned bedrooms and completing the accommodation is the stylish shower room with double waterfall shower and a heated towel rail. Further benefits on offer include landscaped gardens, gas central heating, double glazing and a partially floored attic.

- Entrance Hall
- Spacious Living room
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Stylish shower room
- Gas central heating & double glazing
- Landscaped gardens, Attic and ample parking

Included in the sale will be the oven, washing machine, microwave, fridge, all curtains and curtain rails. The wall-mounted TV in the kitchen can be included if required.

EPC Rating C. Council Tax Band B.

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



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.



