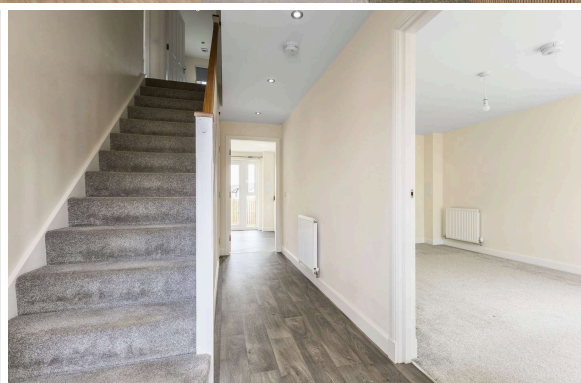
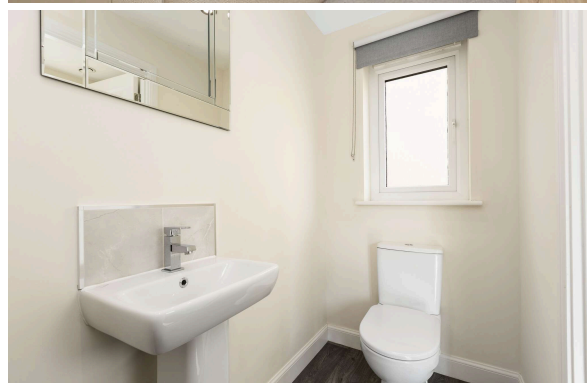




26 Ferrier Medway  
GILMERTON | EDINBURGH | EH17 8PW

  
**warners**  
solicitors & estate agents





## 26 Ferrier Medway, GILMERTON | EDINBURGH | EH17 8PW

Warners are delighted to present this immaculately presented four-bedroom detached family home, located within a popular and modern development in Gilmerton, to the south of Edinburgh's city centre.

This stylish property offers the perfect blend of comfort and convenience, ideal for young professionals, growing families, or commuters seeking easy access to the Edinburgh City Bypass, the A1, and excellent public transport links. The home welcomes you with a bright entrance hallway, complete with a generous storage cupboard. To the left, you'll find a spacious dual-aspect lounge, elegantly decorated in neutral tones and finished with a plush grey carpet, an ideal space for relaxing or entertaining. To the rear of the property, a beautifully designed kitchen/diner awaits. The high-gloss white units are complemented by integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven, and gas hob. The dining area is bathed in natural light thanks to patio doors that open directly onto the private rear garden.

A practical utility room and a contemporary WC complete the ground floor accommodation. Upstairs, the upper landing leads to four generously sized double bedrooms. The principal bedroom boasts its own stylish en-suite shower room, while the second bedroom benefits from a large built-in cupboard. A modern three-piece family bathroom with a shower over the bath and partial tiling serves the remaining bedrooms.

Further features include gas central heating, double glazing, an integral single-car garage, and a private driveway. Externally, the property enjoys a fully enclosed rear garden, primarily laid to lawn with a charming patio area, perfect for outdoor dining and family gatherings. Early viewing is highly recommended to appreciate everything this stunning home has to offer.

- 4-bed detached in modern Gilmerton development
- Bright dual-aspect lounge
- Sleek kitchen/diner with garden access
- Principal bedroom with en-suite
- Driveway, garage & enclosed rear garden
- Excellent road & public transport links

Energy Rating C, Council Tax G

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



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.

All fixtures, fittings, blinds, integrated appliances, the fridge freezer and washing machine are included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





