



9 Ferniehill Road  
GILMERTON | EDINBURGH | EH17 7AA

  
**warners**  
solicitors & estate agents





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Set on a quiet street moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and significantly extended detached bungalow. Boasting a long driveway, a double garage, a roof terrace and private front and rear gardens this property would make an ideal buy in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a stunning rear garden facing extension with feature fireplace and patio doors to the rear garden, a large family room/dining room with generous dining space, a contemporary kitchen with attractive units and useful utility room off, a bright bay windowed double bedroom, a further well-proportioned double bedroom and downstairs is completed by a luxury bathroom with bath and separate shower. Following up a carpeted staircase the upper level enjoys two additional double bedrooms and provides access to the grand roof terrace with expansive views.

Externally the fully enclosed rear garden is mainly laid to lawn with a delightful decked area for al fresco dining and offers a high degree of privacy.

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





- Stunning detached bungalow that has been significantly extended
- Quiet setting close to excellent amenities, quick transport links and vast open green spaces
- Roof terrace, long driveway, double garage and private gardens
- Welcoming hallway
- Large living room with feature fireplace and doors to the garden
- Family/dining room offering a large flexible space
- Contemporary kitchen with attractive units
- Useful utility room
- Four well-proportioned double bedrooms

- Luxury main bathroom with shower and separate bath
- Private, secluded gardens laid to lawn and decked

Included in the sale will be the cooker and dishwasher and living room curtains. The wardrobes in Bedroom 1 & 2 are available by separate negotiation.

Energy Rating D. Council tax Band F.



The subjects are located in the popular Gilmerton area of Edinburgh which lies to the south of the city centre. The property is well positioned to take advantage of 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, Straiton and Fort Kinnaird retail parks, The Royal Infirmary and Liberton hospital are also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas including night and airport buses. The city bypass and main motorway networks are also within easy reach.





