

COULTERS®

9 FERNIEHILL AVENUE

GILMERTON, EDINBURGH, EH17 7AJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Overlooking a well-kept common green and positioned on a quiet avenue, this two bedroom property has a great location, close to amenities and just a short journey from the city centre. Now requiring modernisation, the home has excellent potential for those seeking a renovation project.

The property can be entered either from the street side and through the garden, or from the side of the green. Inside, the accommodation comprises of an entrance hall, sitting room and fitted kitchen downstairs, and two double bedrooms (each with built-in wardrobes) and a family bathroom upstairs.



KEY FEATURES

 Terraced house with great potential

 Two spacious double bedrooms

 Fully enclosed private garden

 Unrestricted on-street parking.

 Close to local schools and green spaces

 Within a short walk of local shops and buses





Back on ground level, there is a small projection at the street-side of the property which houses a storage cupboard and also provides access to the private, enclosed and fully paved garden. There is a timber shed and a gate that leads out to Ferniehill Avenue. On the opposite side of the house, it is only the two strips of grass that form part of the property. There is ample unrestricted on street parking in the area.

Double glazing is fitted throughout the property.

EXTRAS

The property is sold as seen with all light fittings, curtains, shelving, white goods and garden shed included in the sale price.



THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre. Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Drum Park and Ferniehill Community Park, providing residents with opportunities for outdoor activities and relaxation. Nearby Straiton Retail Park, just ten minutes by car, offers a wealth of large shops and supermarkets including a ASDA Superstore, Costco and IKEA. Gilmerton is well-connected to the rest of Edinburgh via bus routes and is close to the City Bypass, providing easy access to other parts of the city, Edinburgh Airport and beyond.

GET IN TOUCH



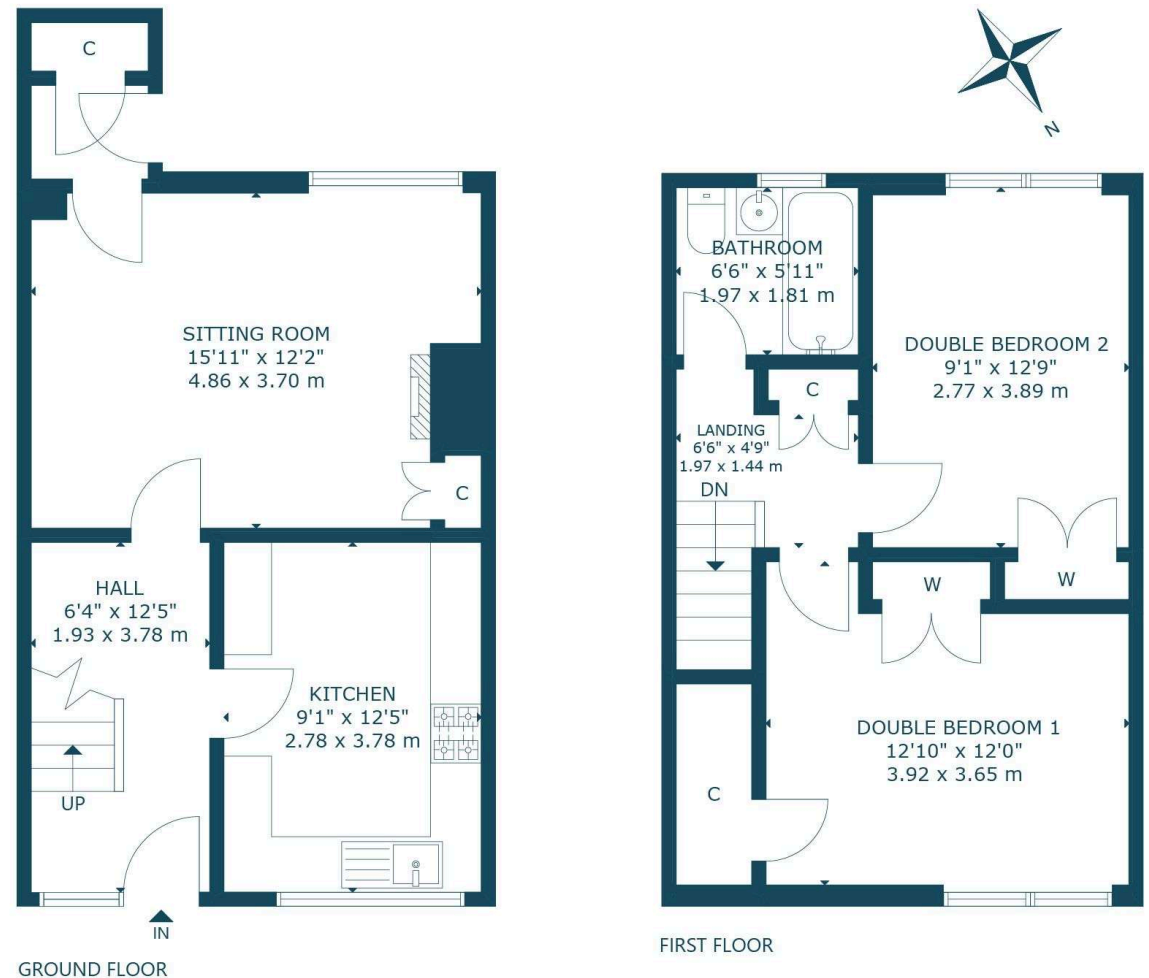
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 828 SQ FT / 77 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.