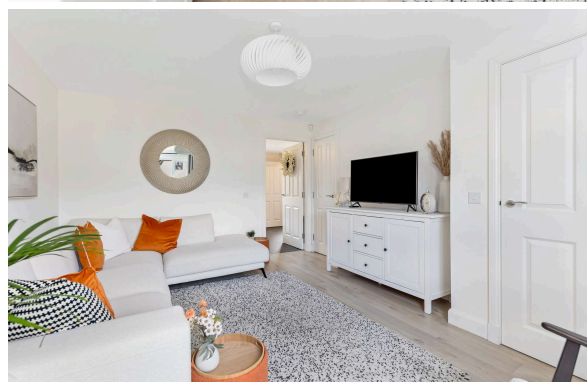
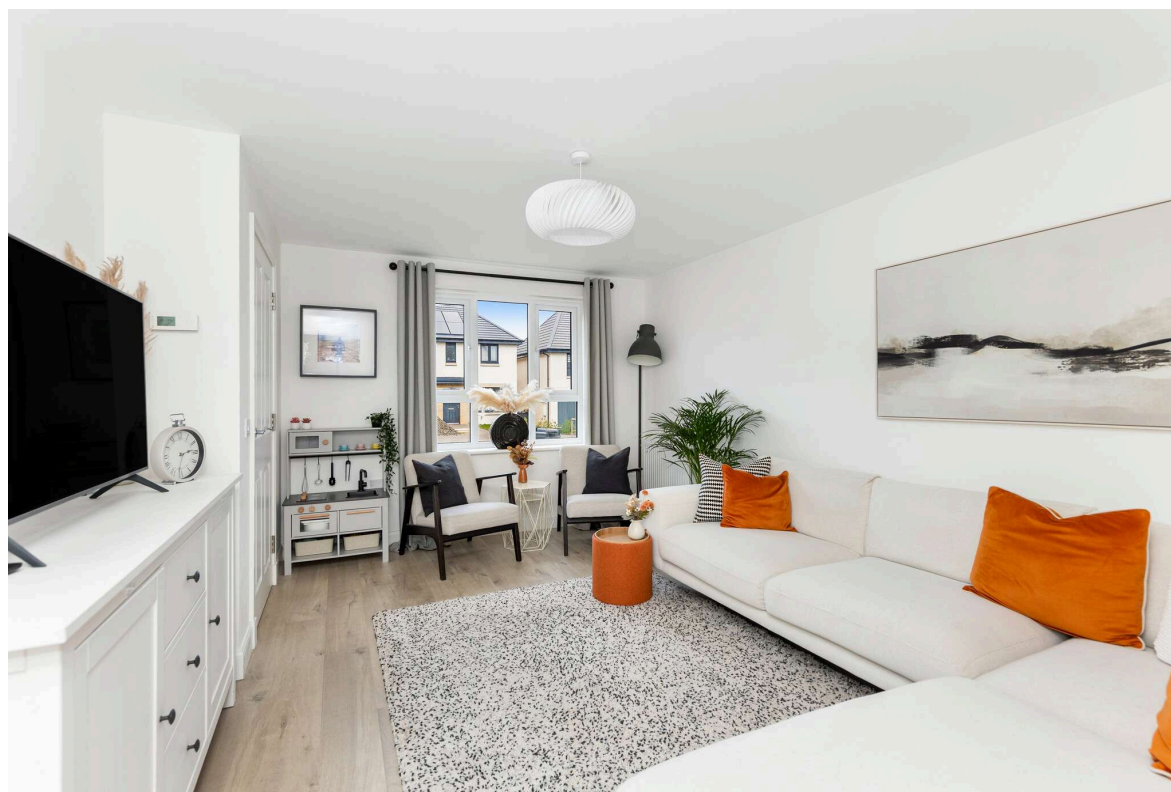




37 Ferrier Medway  
GILMERTON | EH17 8PW

  
**warners**  
solicitors & estate agents



## 37 Ferrier Medway

GILMERTON | EH17 8PW

Beautifully presented and upgraded four-bedroom, detached family home commanding an enviable position within an established modern development in the popular Gilmerton area, south of Edinburgh's city centre.

This stunning property offers well-planned and flexible accommodation over two levels, has been tastefully decorated and elevated to a high standard throughout, and is presented to the market in true move-in condition. On the ground level, the spacious living room to the front of the property provides a great space for relaxing with family or entertaining guests. This leads naturally through to the modern, open plan tiled kitchen & dining room from which access is provided to the large private rear garden which boasts an extended patio area, ideal for enjoying the best of the summer weather. A utility room and WC lying off the kitchen/dining area complete the accommodation on the ground floor.

Upstairs, the principal bedroom benefits from integral wardrobe storage and a stylish ensuite shower room. The three further bedrooms on this level are all well-sized doubles and two of which benefit from fitted wardrobes, with each room having the potential to be employed as an ideal home office, playroom or gym, giving the property a high degree of flexibility. A modern family bathroom with three piece white suite and half height tiles completes the internal accommodation.

Offering immense appeal to those looking for a family home in Scotland's capital, early viewing is essential to appreciate everything that this outstanding property has to offer.

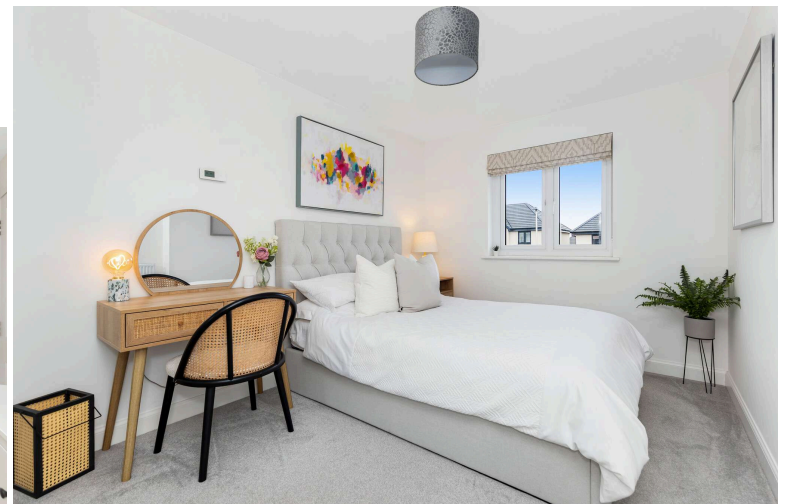
- Four-bedroom detached modern home in popular location
- Large bright living room
- Tiled kitchen & dining room
- Principal bedroom with ensuite & fitted wardrobes
- Three further double bedrooms, two featuring fitted wardrobes
- Bathroom with half height tiling
- Utility room
- Handy WC
- Gas central heating
- Double glazing with Hillarys blinds throughout
- Garage & driveway
- Front and rear gardens with extended patio to rear

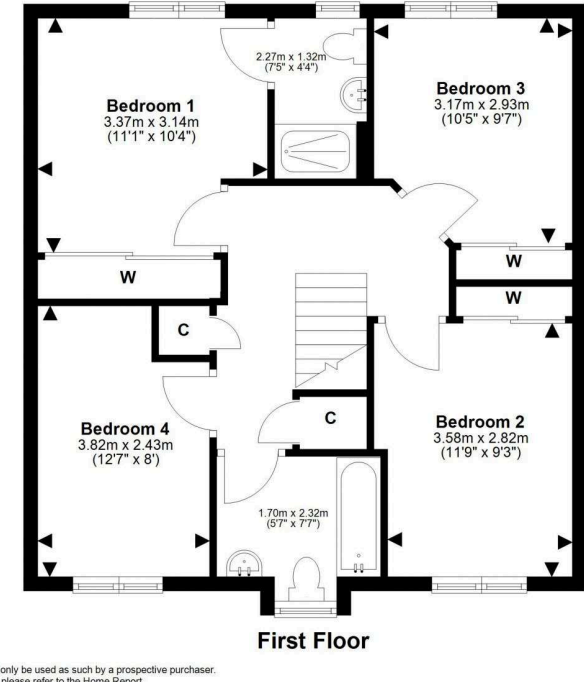
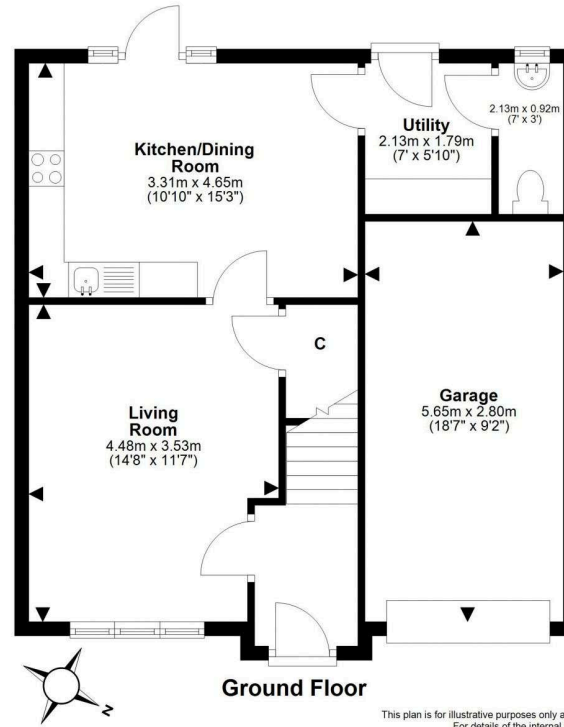
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, including fridge/freezer & dishwasher as well as washing machine, Hillarys blinds throughout and curtains poles. Other items may be available with separate negotiation. EPC: B. CT: G. Factoring: Ross & Liddell: Approx. £100 P/A.

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.