



6 Fernieside Gardens,
Gilmerton, Edinburgh, EH17 7HN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Cloakroom/WC off.
- Attractive living room with feature fireplace.
- Double doors to dining kitchen with appliances.
- Understairs storage cupboard.
- French doors to rear garden.
- Upper landing with storage & access to attic.
- Main double bedroom with built in mirrored wardrobes.
- Further bedroom with built in mirrored wardrobes.
- Freshly presented bathroom with shower.
- •Gas central heating.
- Double glazing.
- Private garden area to front.
- Driveway to front.
- Enclosed well maintained garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented mid terraced villa situated within the popular Gilmerton district of the city, a short journey to the south of Edinburgh City Centre. There are a wide range of local amenities close at hand and the property would make an ideal purchase for a first-time buyer or young couple.

FACTORING NOTE:

The communal areas within the development are factored by Hacking & Paterson at an approximate charge of £30 per quarter.

COUNCIL TAX BAND

C.

TRAIN STATION

APPROXIMATELY 4.2 MILES TO EDINBURGH WAVERLEY STATION.

APPROXIMATELY 2.4 MILES TO SHAWFAIR STATION.

AIRPORT

APPROXIMATELY 13.3 MILES TO EDINBURGH AIRPORT.

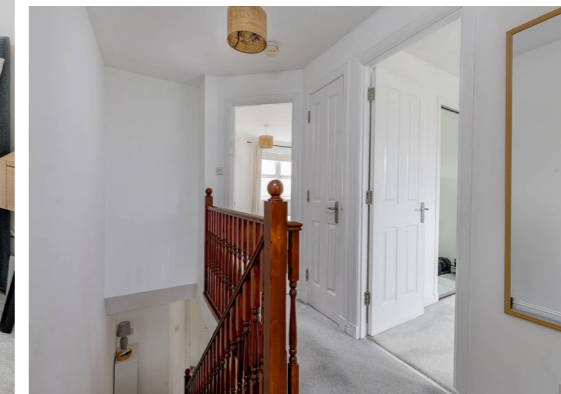
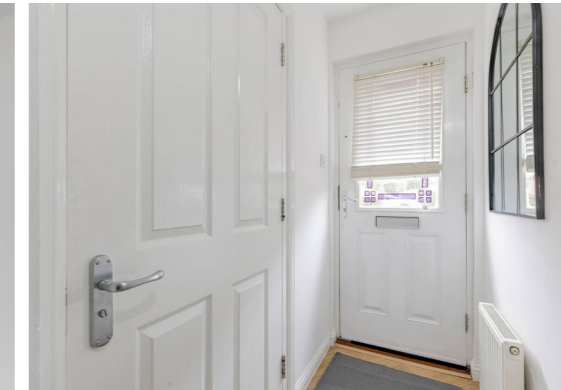
BUSES

WITHIN 300 METRES.

LOCATION

Gilmerton is an established residential area located on the south side of the city, approximately four miles from Princes Street, to which there are regular public transport services. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and, at Little France, the Medical School, Edinburgh Royal Infirmary, the Children's hospital and Bio Centre. Leisure options are also plentiful and range from golf courses to parks and the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury. In the opposite direction the Cameron Toll shopping mall is also readily accessible. Proximity to the city by-pass facilitates access to the A1 south and west to Edinburgh International Airport and the central motorway network.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





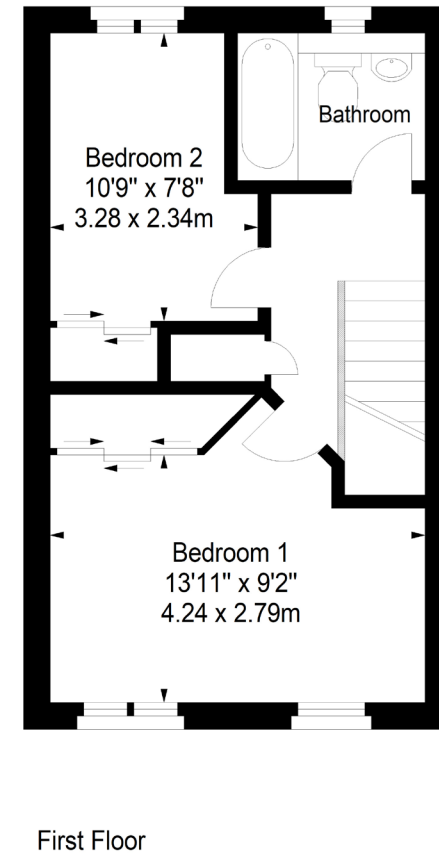
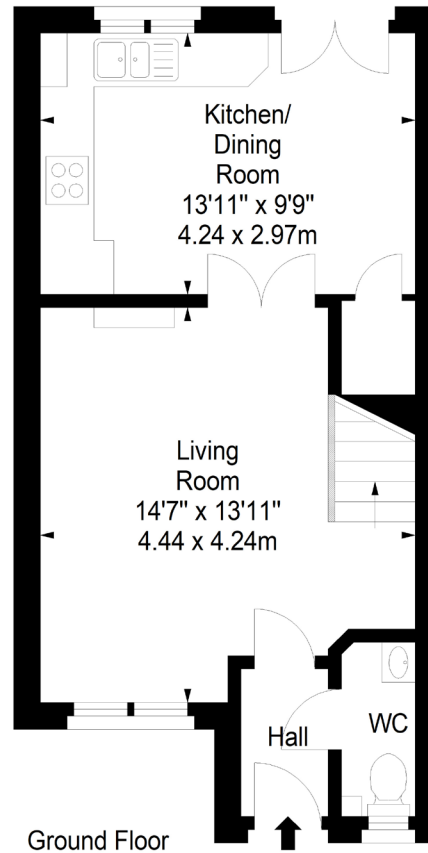
**Fernieside Gardens,
Edinburgh,
Midlothian, EH17 7HN**



Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.