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29 FERNIELAW AVENUE

COLINTON, EDINBURGH, EH13 0EF

4 BED | 3 BATH | 3 PUBLIC





TAKE A LOOK INSIDE

Sat within the highly sought after residential area of Colinton. This substantial detached house was built in 1993 within the original grounds of the historic Fernielaw Estate. Along with Fernielaw House (no.35 and no. 37) and what was the old stables (no. 27) this property forms a small, established exclusive development. Bright and well maintained throughout, the house offers generous and flexible accommodation arranged over two floors, complemented by delightful private gardens to the front, side and rear. A private driveway provides parking for several cars, together with a double garage. The spacious vaulted sitting room is a particularly impressive reception space, with a wealth of natural light and a charming fireplace creating a comfortable focal point. Patio doors open directly onto the garden, making it an ideal room for relaxing and enjoying the outlook.

KEY FEATURES

- Superbly proportioned detached house set in the original grounds of Fernielaw House.
- Four double bedrooms, one with en-suite.
- Beautiful well tended grounds to the front, side and rear.
- Garage and large driveway suitable for several cars.
- Located in the sought after area of Colinton.
- Local amenities nearby.
- EPC Rating - C
- Council Tax Band - H







The generously proportioned kitchen/dining room is fitted with a good range of wall and base-mounted cabinetry incorporating a hob, oven, fridge/freezer and dishwasher, with ample space for a table and chairs for informal dining.

A separate dining room sits adjacent to the kitchen, providing a more formal setting for entertaining and enjoying views over the garden.

A west-facing conservatory (accessed from the kitchen) provides an additional reception space from which to enjoy the garden throughout the seasons.

The ground floor further offers a double bedroom, a study with fitted desk and shelving, a useful utility room and a shower room with shower, WC and wash hand basin.







CONTINUED...

Upstairs, the principal double bedroom enjoys a lovely outlook over the garden and benefits from fitted wardrobes and a generous en-suite bathroom with corner bath, WC and wash hand basin.

Two further double bedrooms also enjoy views over the garden, while a separate boxroom provides excellent additional storage. A family bathroom completes the accommodation.

The established private gardens are a particular feature of the property, extending to the front, side and rear and having been beautifully maintained over the years.

Lawns, well-stocked flower beds, mature trees, hedging and a vegetable plot combine with a patio area and extended paving, offering different vantage points around the garden, creating a variety of spaces to enjoy as the seasons change.

The property also benefits from a useful double garage and a separate store, currently used as a workshop.










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THE LOCAL AREA

Fernielaw Avenue forms part of one of Edinburgh's most highly regarded residential districts, conveniently positioned for access to the City of Edinburgh Bypass linking the main Scottish motorway network system and Edinburgh International Airport. Excellent public transport provides frequent access to the city centre and surrounding districts providing an ideal location for the commuter.

Many local amenities can be found in Colinton Village with further shopping available at the nearby Gyle shopping centre, Hermiston Gait and Straiton Retail park. The area is well placed for the outdoor enthusiast and the property is within close proximity to the spectacular Pentland Hills Regional Park and Bonaly Country Park.

The tranquillity of the Water of Leith and nearby Colinton Dell are also on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed.

Schooling is well-catered for from nursery to secondary level in both the public and private sectors, and University campuses are all a short drive away.

EXTRAS

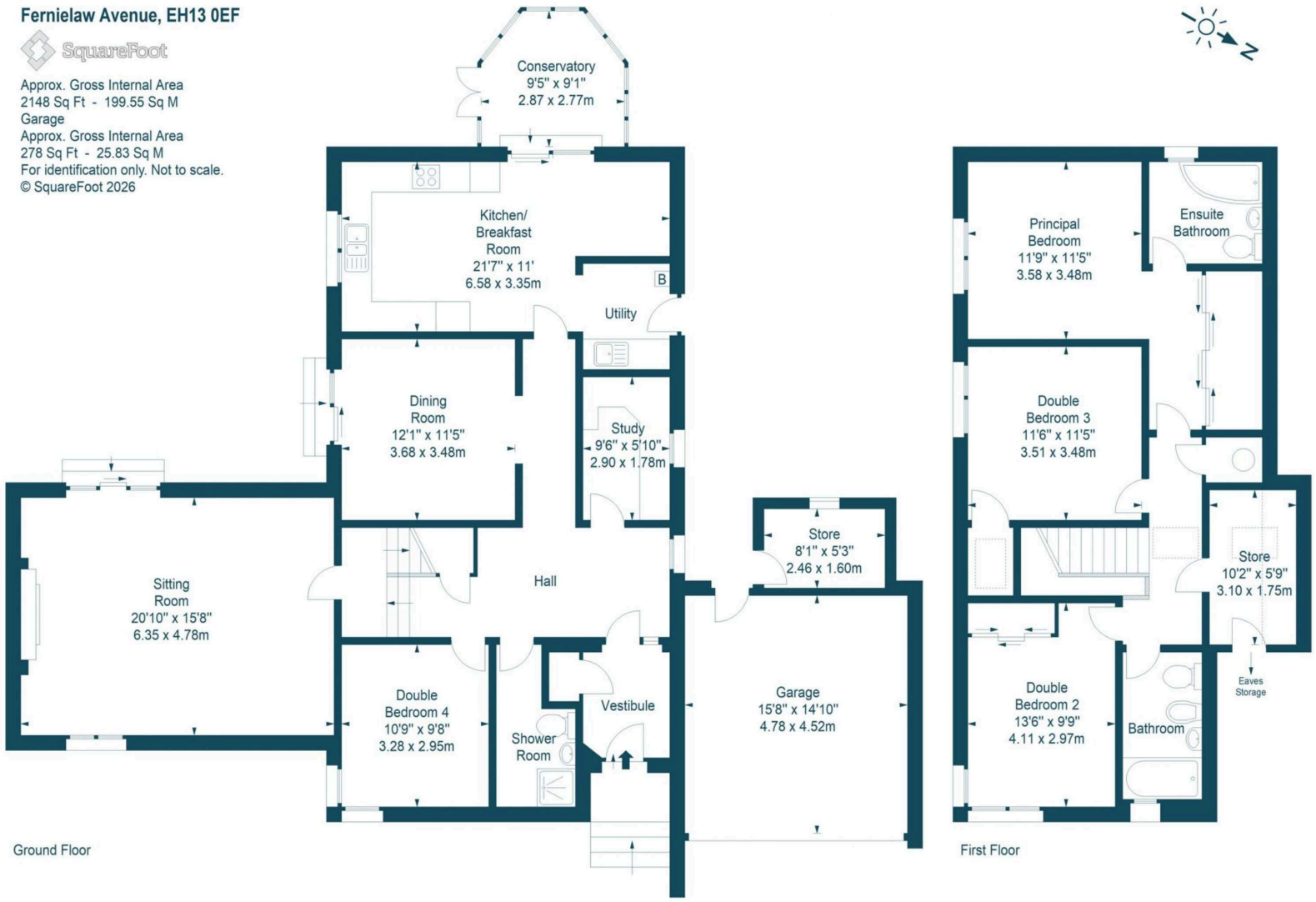
All fitted flooring, curtains, light fittings and kitchen appliances are included in the sale. Some additional items of furniture are available by separate negotiation.

HOME REPORT VALUATION: £950,000

Fernielaw Avenue, EH13 0EF

SquareFoot

Approx. Gross Internal Area
2148 Sq Ft - 199.55 Sq M
Garage
Approx. Gross Internal Area
278 Sq Ft - 25.83 Sq M
For identification only. Not to scale.
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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.