



10 Ferrier Medway  
GILMERTON | EDINBURGH | EH17 8PW



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Set in the heart of a manicured, modern development in the heart of Gilmerton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced townhouse. Boasting private gardens, a long driveway, an integral garage, solar panels, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation - split over three generous levels comprises a welcoming entrance hallway with ample sized storage cupboard, a large double bedroom with built in mirrored wardrobe, French doors to the rear garden and an elegant en-suite shower room and following up a carpeted staircase the first floor enjoys a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units and the level is completed by a useful W/C. The top level benefits from two well-proportioned double bedrooms (one with built-in mirrored wardrobes) and the home is completed by a luxury main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Stylish end terrace townhouse
- Driveway, garage and private gardens
- Set over three spacious floors
- Bright lounge, contemporary kitchen, three double bedrooms, two bathrooms and a W/C
- EV charger

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

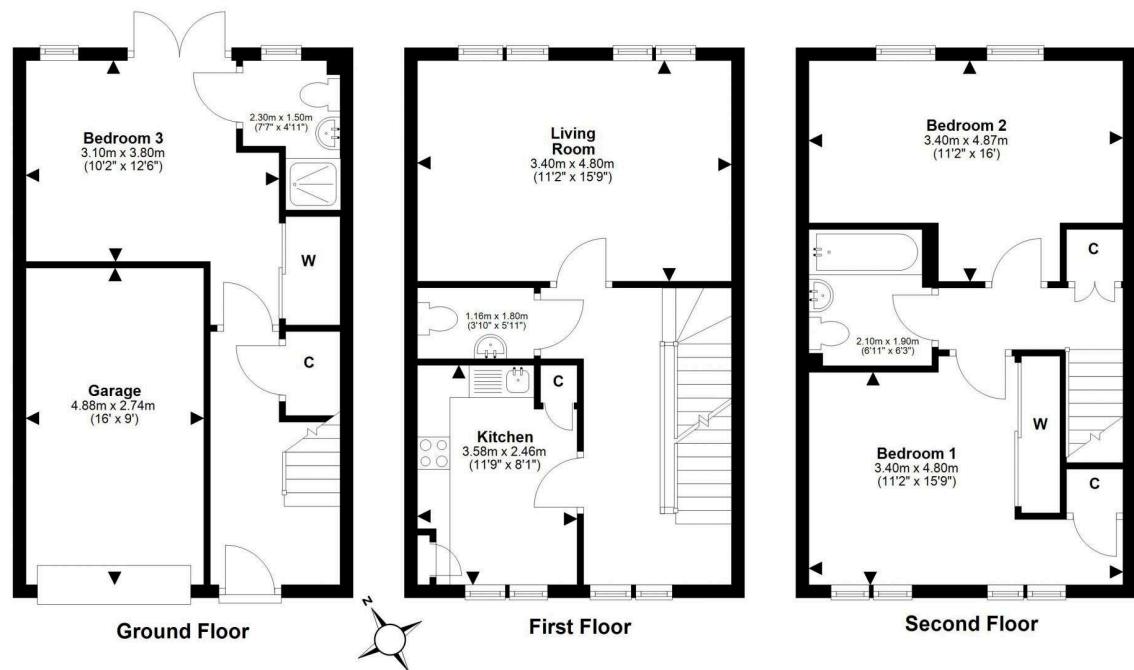


The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is an excellent range of shopping outlets in the vicinity, mainly specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both 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.

Energy rating B, Council tax band F. Factor is covered by Ross and Liddell and costs approx £100 per year.

Extras included in this sale will be the fridge/freezer, oven, dishwasher, curtains/poles, ceiling light fittings and EV charger.





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.