

COULTERS®



# 31 FERNIEHILL DRIVE

FERNIEHILL, EDINBURGH, EH17 7AX

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This attractive modern terraced home is situated in the popular Ferniehill area and has been fully renovated to a high standard throughout. Stylishly presented and finished with contemporary design in mind, the property offers a bright, welcoming interior that is ready for immediate occupation, combining comfort, quality and practicality in an appealing residential setting.

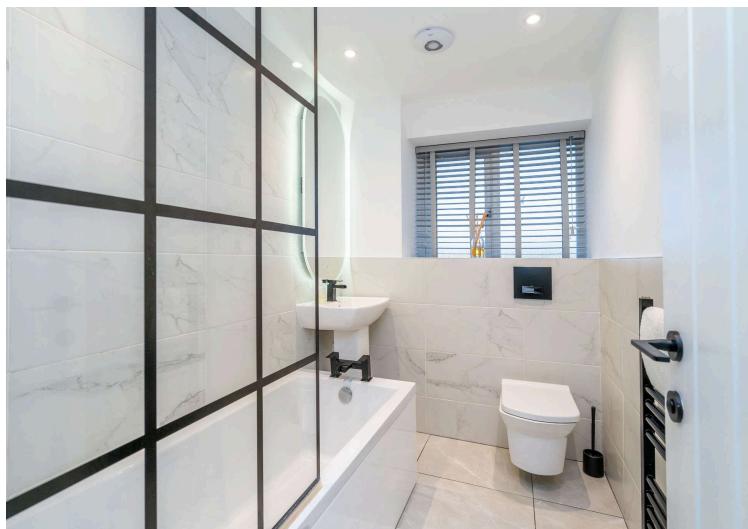


The heart of the home is the well-appointed kitchen, which benefits from direct access to the rear garden and is fitted with a range of integrated appliances, ample storage and generous room for dining. This functionality combined with a bright, open feel makes it an ideal space for both everyday family life and entertaining.



## KEY FEATURES

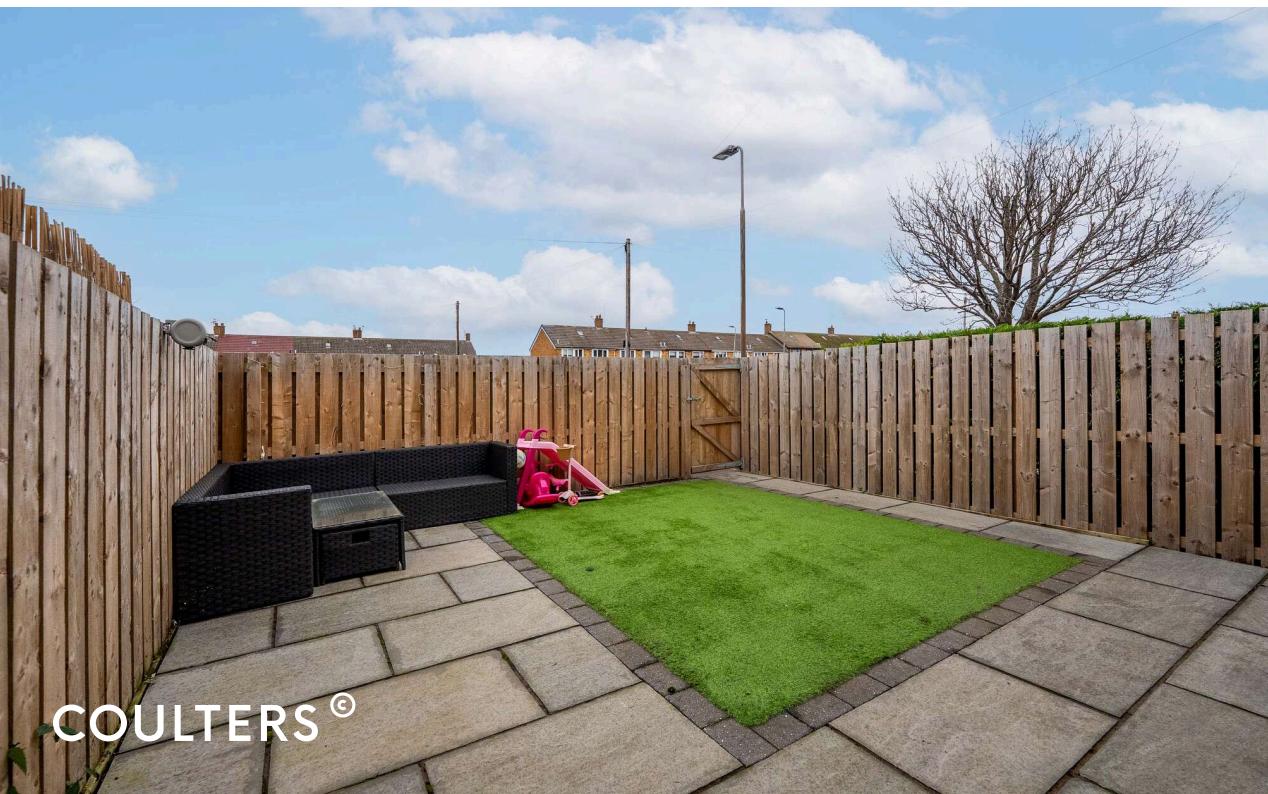
-  A stylish terraced home.
-  Beautifully landscaped rear garden.
-  Within a short walk of local shops.
-  EPC Rating - C
-  Three double bedrooms with built in storage.
-  Unrestricted residents parking.
-  Excellent transport links to the City Centre.
-  Council Tax Band - C



The sitting room is equally impressive, offering a spacious and comfortable dual-aspect layout that floods the space with natural light and provides a relaxed setting for lounging or welcoming guests. Upstairs, the accommodation continues to impress with generously proportioned bedrooms, each of which benefits from excellent storage solutions, ensuring practicality alongside comfort.

Externally, the well-maintained and landscaped rear garden offers a peaceful outdoor retreat with gated access, perfect for alfresco dining, gardening or simply enjoying outdoor living.

Perfectly positioned within easy reach of local amenities, transport links and a range of services, this property represents a superb opportunity to acquire a beautifully finished home that combines contemporary design with versatile living space.



## THE LOCAL AREA

Gilmerton is a residential suburb located in the south of Edinburgh and is situated approximately 4 miles from the city centre.

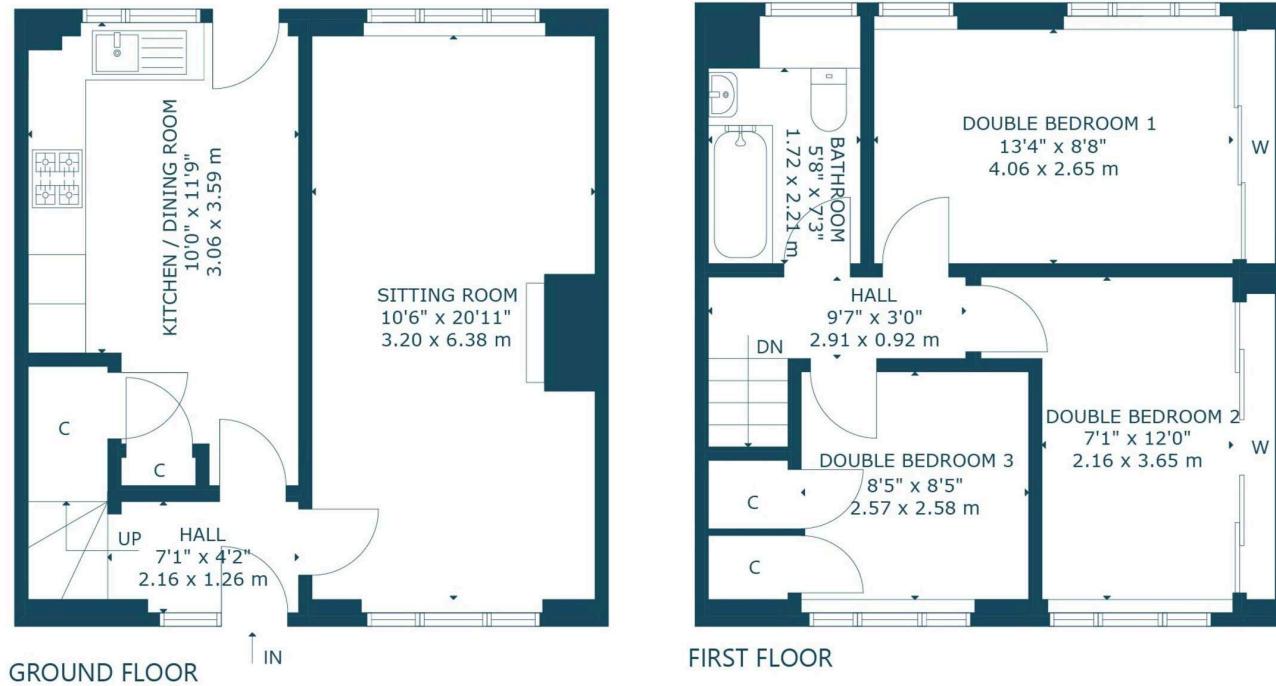
Gilmerton is a popular residential area with a mix of housing, including traditional stone-built cottages and modern developments. The area has a range of amenities, including primary and secondary schools and sports facilities including Gracemount Leisure Centre. Gilmerton is also home to several parks and green spaces, including Drum Estate 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.

## EXTRAS

All fitted floor coverings, blinds and integrated appliances are included in the sale.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 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.