



68 Fernieside Crescent, Ferniehill
| EDINBURGH | EH17 7HR


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FERNIEHILL | EDINBURGH | EH17 7HR

Set within the popular residential area of Ferniehill, Edinburgh, this attractive two-bedroom end-of-terrace house offers well-proportioned accommodation, excellent outdoor space and exciting potential for future enlargement.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, and a generous open-plan kitchen/dining room. The kitchen/dining area provides an excellent everyday living space with direct access to the garden, while the living room enjoys a pleasant outlook and ample room for comfortable furnishings.

Upstairs, there are two well-proportioned double bedrooms, together with a modern family bathroom. The accommodation offers flexibility for couples, small families or those looking for a home with scope to personalise and improve.

A particular feature of the property is the large wrap-around garden, providing an unusually generous amount of private outdoor space. The garden offers excellent scope for landscaping, entertaining and family use, while its size and configuration provide significant potential for a future extension, subject to the necessary planning consents.

The property also benefits from a private driveway, providing valuable off-street parking.

Ferniehill is a popular residential area on the south-eastern side of Edinburgh, offering a range of local amenities and excellent access to the city centre and surrounding areas. With its combination of generous accommodation, substantial garden, driveway and potential for extension, this is an appealing opportunity for buyers seeking a home they can make their own.

- Two-bedroom end-of-terrace home with CCTV
- Large wrap-around private garden, with garden tap & outdoor electrical double sockets to front & back garden.
- Excellent extension potential,
- Private 2 car driveway, with electric gates & off-street parking
- Spacious kitchen/dining room
- Popular Ferniehill location

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

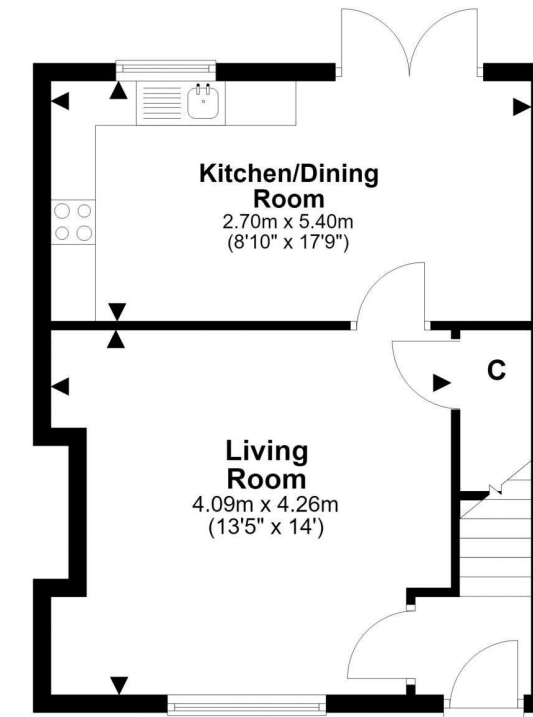


Council tax B. Energy Rating C

All fixtures, fittings, blinds, washing machine, fridge freezer, dishwasher, shelving units in the living room will be included in the sale. The two sheds & large potting sheds will also be included in the sale.

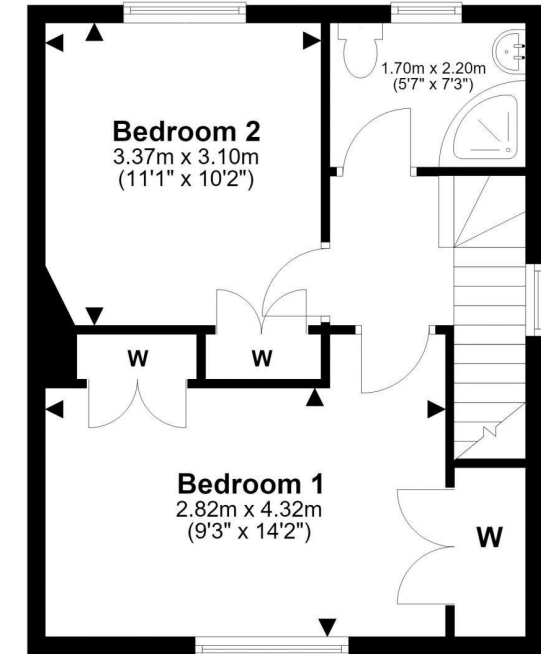
The popular Ferniehill area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are 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 M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor

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.



First Floor