










Fixed Price

£220,000

50 Fernieside Crescent

Gilmerton | Edinburgh | EH17 7HR

This generous two-bedroom semi-detached villa is quietly positioned within a residential pocket of Ferniehill, close to Gilmerton. With easy access to excellent local amenities, transport links, and schooling, the property offers fantastic potential for couples and growing families looking to upgrade and make their own mark.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



Description

The accommodation opens with an entrance hallway, featuring a useful understairs cupboard.

The lounge/diner is bright and airy, benefitting from a traditional Edinburgh press cupboard and offering a comfortable space for both relaxing and dining. The kitchen is fitted and comes with a range of included appliances. It also features under-unit lighting, a large storage cupboard, and offers excellent scope for further enhancement.

Upstairs, the landing provides access to a floored attic via a Ramsay ladder, offering valuable additional storage. There are two well-proportioned double bedrooms. The principal bedroom is a large front-facing room with two cupboards and enjoys views towards Edinburgh Castle. The second bedroom is a comfortable rear-facing double, also benefitting from a cupboard. Both rooms provide ample space for freestanding furniture and flexible layouts. The bathroom is partially tiled and fitted with a shower over bath.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from a private rear garden arranged over split levels, featuring a large lawn, chipped stone area, mature plants and shrubs, and an outdoor tap. A private lockable garden cupboard adds further practicality. To the front, there is a private garden along with a driveway providing off-street parking for one car.

Extras

Selected fixtures and fittings, including; electric hob, oven, and hood, freestanding fridge/freezer and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

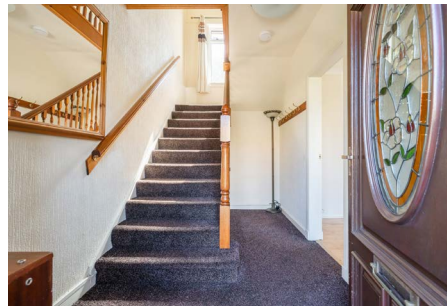
By appointment through Neilsons 0131 625 2222.





Location

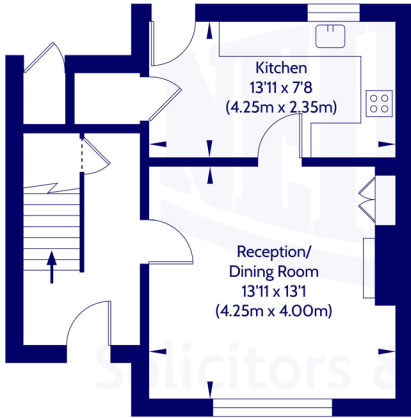
Fernieside Crescent is situated within the popular district of Ferniehill beside Gilmerton, which lies to the south of Edinburgh's City Centre. Located in a quiet and well-maintained residential block, the property is in walking distance to Morisons, ALDI, Iceland, Scotmid, post office and many other local amenities. Three bus stops, just 5 to 7 minutes on foot, offer numerous direct bus lines to the City Centre in approximately 20 minutes. For more extensive shopping, Cameron Toll Shopping Centre and Straiton Retail Park are both a short drive away. City Bypass is only a short drive away linking the main Scottish motorway network system. The Edinburgh Royal Infirmary Hospital is within easy reach and recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, David Lloyd at Shawfair and a choice of parks and green spaces together with a number of golf courses.



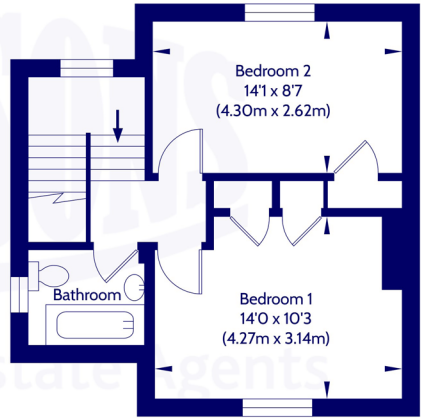


Approx. Gross Internal Floor Area 75 Sq M / 807 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

