

DMD | SOLICITORS & ESTATE AGENTS

49 Firrhill Crescent, Edinburgh, EH13 9EW

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Beautifully presented and significantly extended, this three-bedroom mid-terraced home offers generous family accommodation in a peaceful residential setting on Edinburgh's south side. A spacious open-plan living, dining and kitchen area forms the heart of the home, complemented by a south-facing garden room.

The house has been thoughtfully upgraded, combining contemporary finishes with a warm and welcoming feel. Improvements carried out in 2024 included replacement windows and a new front door, electrical rewiring and a new central heating system, including a Vaillant combi boiler, radiators and pipework. The exterior has also been repainted, giving the property a fresh, well-maintained appearance.

The accommodation comprises:

- Entrance hall with carpeted staircase
- Generous open-plan living and dining space with a bespoke media unit, providing a sociable setting for everyday family life and entertaining.
- Contemporary slate-grey Wren kitchen, still under warranty, with slimline laminate worktops, a breakfast bar and appliances including an induction hob, electric fan oven, dishwasher and fridge freezer.
- Utility area off the kitchen with a washing machine and tumble dryer.
- Ground-floor WC with wash basin.
- Spacious south-facing garden room, extending the living accommodation and overlooking the rear garden.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C

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- Upstairs there is a spacious front-facing principal bedroom.
- Rear-facing double bedroom.
- Further double bedroom with a storage cupboard.
- Stylish family bathroom with fully tiled walls, a separate bath, large shower enclosure, wall-hung wash basin and WC.
- Boarded and lined loft with Velux windows, providing useful additional storage space.

Exterior

Landscaped gardens lie to the front and rear. The south-facing rear garden has been returfed and is predominantly laid to lawn, with new fencing creating an attractive space for relaxing, outdoor dining and family use.

Location

Firrhill is an established residential area between Colinton Mains and Craiglockhart, offering a convenient balance of local amenities, nearby green spaces and access to Edinburgh city centre.

Everyday shopping options include Tesco within walking distance, Aldi at Oxgangs and Morrisons at Hunter's Tryst. Nearby Colinton and Morningside offer a wider choice of independent shops, cafés and restaurants.

Local amenities include a library, medical facilities and schooling from nursery through to secondary level. Outdoor recreation is readily accessible, with Dreghorn Woods, the Pentland Hills, nearby golf courses and Midlothian Snowsports Centre at Hillend offering a variety of leisure opportunities.

Regular bus services connect the area with the city centre and surrounding districts, while the nearby City Bypass provides access to Edinburgh Airport and the central motorway network.

Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

Council tax band - C





















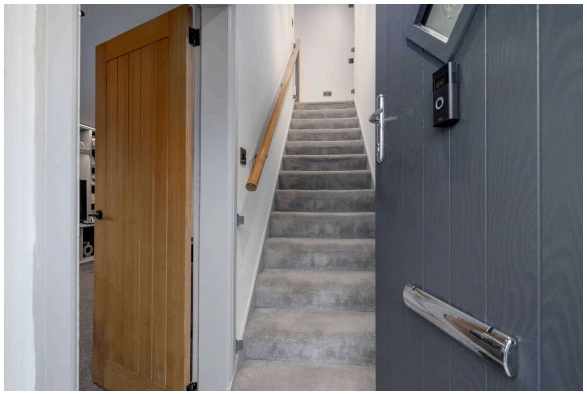


Firrhill Crescent,
Edinburgh,
Midlothian, EH13 9EW

SquareFoot

Approx. Gross Internal Area
1217 Sq Ft - 113.06 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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