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# 44 Fernieside Crescent,

Edinburgh, EH17 7HW



## Description

Clancy's Solicitors & Estate Agents are delighted to offer this beautifully presented 2-bedroom mid terraced house in the popular Moredun area lying to the south of Edinburgh. The accommodation includes a welcoming entrance hall, open plan living room/modern kitchen with dedicated space for family dining/entertaining. A carpeted staircase leads to the upper landing which gives access to two double bedrooms that provide a tranquil retreat and a contemporary bathroom with white suite with glass screen over the bath with shower. The property further benefits from gas central heating, double glazing, a large fully enclosed private tiered garden to the rear with summerhouse with log burner and there is a driveway located to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

## Location

The popular Moredun area of Edinburgh lies to the south of the city centre. There's 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's City Centre, and the main commuting routes, including the City Bypass, M8 and M9, are also easily accessible. The property is ideally positioned for those connected to the Royal Infirmary.

## Extras

All fitted floor coverings and integrated kitchen appliances. It should be noted that no warranties or guarantees will be given for appliances and that the property is being sold as seen.

## Features

- Entrance hall
- Open plan lounge/kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private garden to the rear
- Summerhouse with log burner
- Driveway
- EPC rating - C
- Council Tax Band – C
- Tenure - Freehold





