

# 19 Fernieside Crescent

FERNIEHILL, EDINBURGH, EH17 7HP



*EXTREMELY SPACIOUS THREE-BEDROOM UPPER FLAT*



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Part exchange available! McEwan Fraser is delighted to present this extremely spacious three-bedroom upper flat to the market. The property is the largest style of flat in the area and has subsequently been renovated to an exacting standard. Internal accommodation comprises three double bedrooms, a stylish bathroom, a modern kitchen, and a large living room. Further benefits include gas central heating, double glazing, a private garden, and a large loft for storage or potential further conversion.

The property is entered through its own side door which opens into a bright hallway with a staircase leading to the main landing. The hallway is immaculately finished and the exposed brickwork is an unusual feature that has been well executed. The quality evident here is indicative of attention to detail throughout this charming flat.

## The Property



The internal accommodation is focused on a generous living room which is naturally bright and tastefully decorated. The living room enjoys plenty of floor space for a variety of different furniture configurations which will give a new owner plenty of flexibility to create their ideal entertaining space.







The kitchen boasts dual-aspect windows and huge levels of natural light. There is a generous range of base and wall-mounted units arranged around free-standing appliances.





The first bedroom faces the front of the property and is a particularly generous room that is currently illustrated as a home office. A sliding door opens to an integrated storage cupboard. Bedrooms two and three are further generous doubles that overlook the rear garden. Both bedrooms also enjoy integrated storage.







**Bedroom 2**



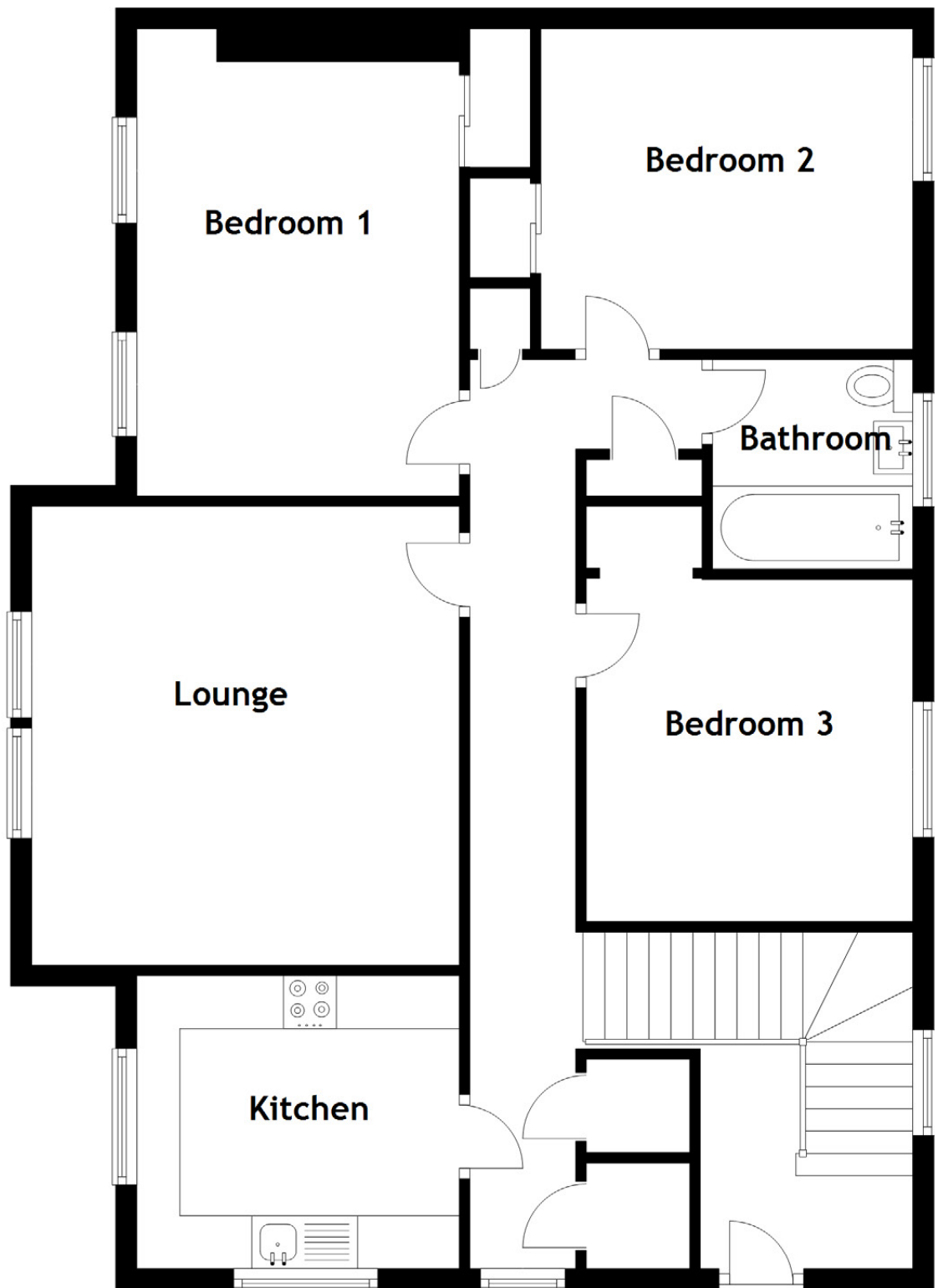




**Bedroom 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.34m (14'3") x 4.04m (13'3")	Bathroom	1.98m (6'6") x 1.89m (6'2")
Kitchen	3.05m (10') x 2.77m (9'1")	Gross internal floor area (m <sup>2</sup> ): 93m <sup>2</sup>	
Bedroom 1	4.42m (14'6") x 3.05m (10')	EPC Rating: C	
Bedroom 2	3.52m (11'6") x 3.03m (9'11")		
Bedroom 3	3.28m (10'9") x 3.09m (10'1")		



Externally, the property has been re-roughcast and looks superb. There is a generous private rear garden with a private patio, lawn, and mature flower beds.

This is a spacious property with over 90m<sup>2</sup> of living space and viewing is highly recommended to appreciate the space and potential on offer.







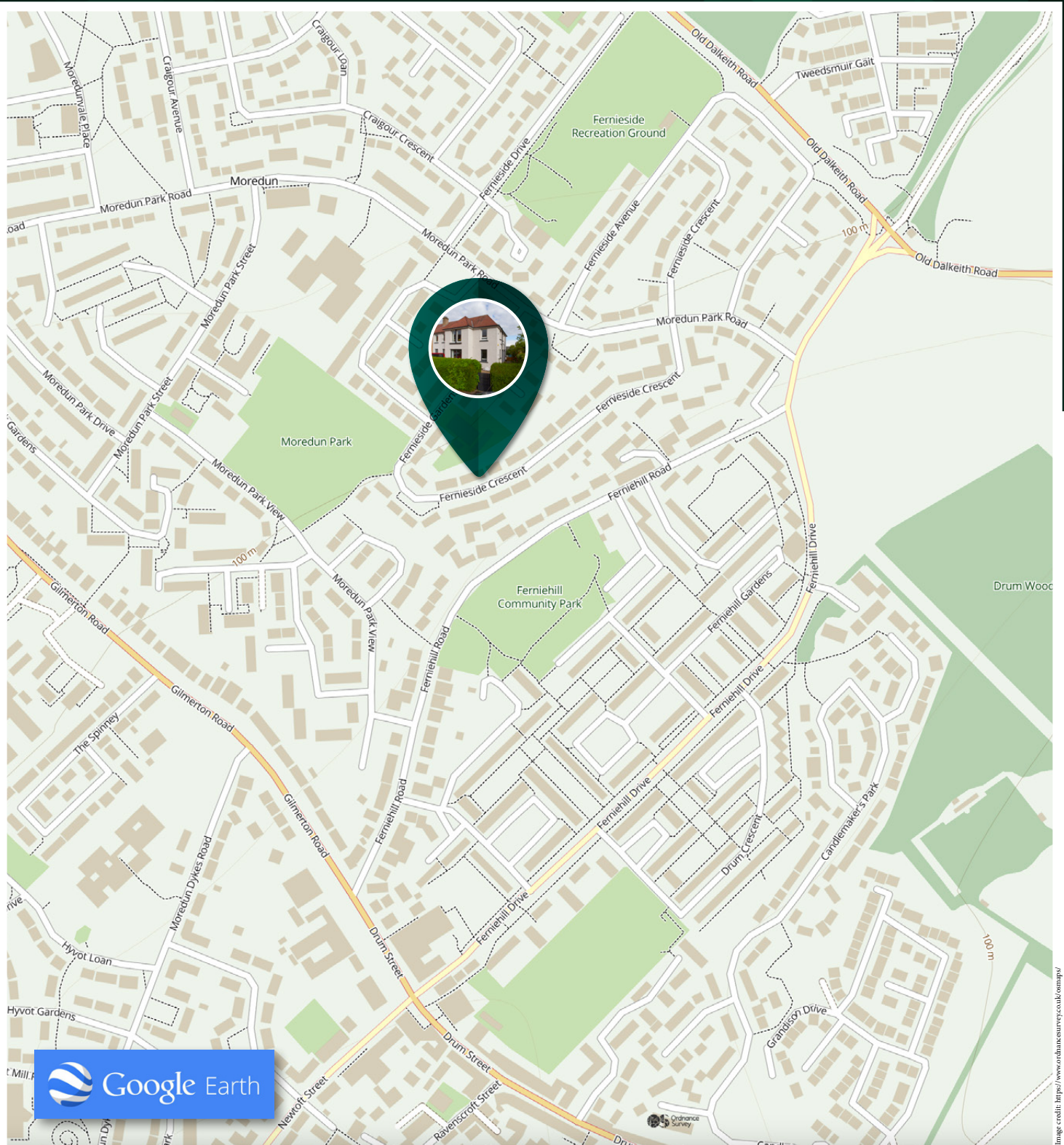
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The property for sale is located in the area of Ferniehill, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. The Cameron Toll Shopping Centre and Straiton Park, with its variety of stores, are a short car journey away. There is a nursery, primary and secondary school within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short walk away. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

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THE SUNDAY TIMES  
THE TIMES



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