










Offers Over
£275,000

12 Fernieside Place

Gilmerton | Edinburgh | EH17 7LF

Extended semi detached property, offered to the market in true move in condition, the property is ideally suited to young and growing families. A range of local amenities, transport links and public transport are within walking distance of the property. The property is quietly positioned within a modern yet established residential area.

-  3 Bedrooms
-  4 Public Rooms
-  1 Bathrooms Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The ground floor hallway provides access to various living spaces including the lounge, dining kitchen, WC, conservatory/study, family room, and the carpeted staircase leading to the upper level where three bedrooms, a bathroom, and loft space are situated. Positioned towards the rear of the property, the dining kitchen features abundant base and wall-units complemented by coordinated worktops, splash back panels, laminate flooring, and a rangemaster cooker. The kitchen seamlessly connects to the conservatory/study and the family room, both offering versatile living options. Notably, the family room boasts French doors opening directly into the rear garden. All three bedrooms on the upper level are generously sized and carpeted throughout, with two rooms benefiting from built-in wardrobes, providing ample storage space with shelving and hanging facilities. The bathroom features partial Perspex panels on the walls and includes a wash hand basin set within a vanity unit, a 'P' shaped bath with a waterfall tap, and an electric shower overhead.



Extras

The property shall be sold with all fixtures, fittings, range cooker and fitted floor coverings.

Gardens & Driveway

The rear garden is completely enclosed by a timber perimeter fence, offering privacy and security. It boasts a spacious composite decked area, perfect for unwinding, hosting gatherings, and soaking up the sunshine. The front garden presents an open aspect and features a mono block driveway capable of accommodating parking for a minimum of three vehicles, ensuring convenient off-street parking.

There is a factor fee payable to Hacking & Paterson at a cost of Approx £23 per quarter. This covers the upkeep of areas around the estate.

Viewing

Please contact Neilsons on 0131 625 2222.



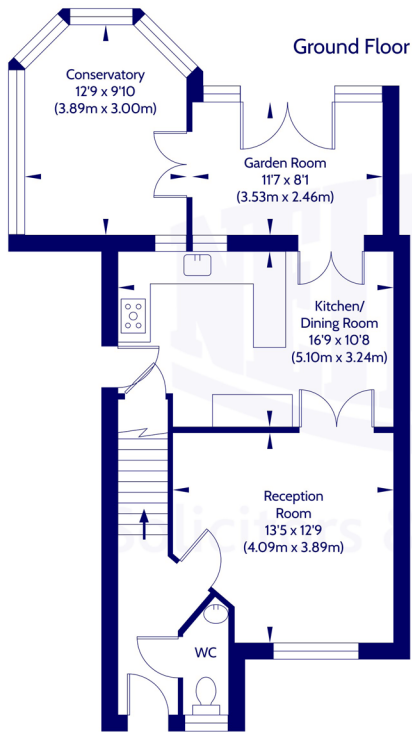


Location

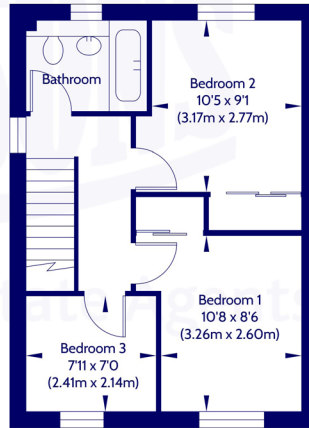
The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both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



Approx. Internal Area 97.81 Sq M / 1053 Sq Ft.
Not to scale. For identification only.
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First Floor



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.



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