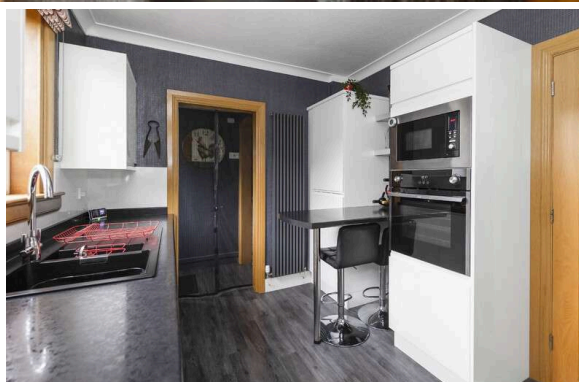
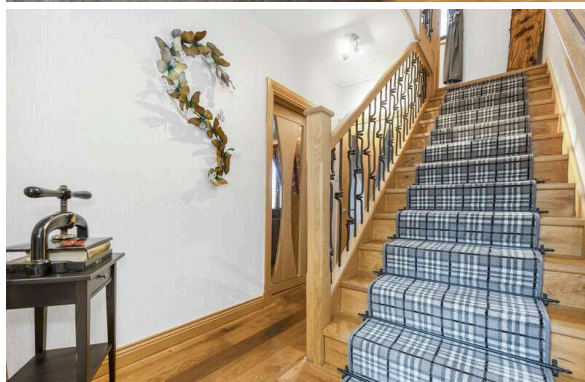




22 Fernieside Crescent
MOREDUN | EDINBURGH | EH17 7HW


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22 Fernieside Crescent

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Excellent family living space is provided within this immaculately presented and beautifully finished off four bed terraced villa, which boasts a sunny, south-facing garden. Fernieside Crescent is a peaceful, tucked away location, with easy access to amenities and transport links.

Viewing is essential to appreciate the true walk-in condition of this lovely home, which offers spacious and flexible accommodation over three floors. Public living space on the ground floor includes a living room with oak flooring and a wall mounted fire, and the fully equipped kitchen, nicely fitted out with white gloss units with soft close doors. On the first floor you'll find three double bedrooms, all benefiting from built-in storage space, an en-suite WC off one bedroom, and a modern shower-room with mixer shower. The principal double bedroom is located on the upper floor within the converted attic, where velux style windows on two elevations ensure lots of natural light. An attractively fitted bathroom with mixer shower is also located on the top floor level. Gas central heating has been installed on the ground and first floors of the property, and there's an electric radiator in the top floor bedroom. Modern double glazed windows feature throughout the property. This home benefits from well kept private gardens, including a south-facing back garden which has been landscaped for ease of maintenance.

- Living room with feature fireplace
- Stylish white gloss fitted kitchen
- Four double bedrooms
- Bathroom
- Shower-room
- En-suite WC off one bedroom
- Vestible and hallways
- Gas central heating - ground and first floor
- Electric heating on top floor
- Modern double glazing
- Superb storage space
- Private gardens front and rear
- On-street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

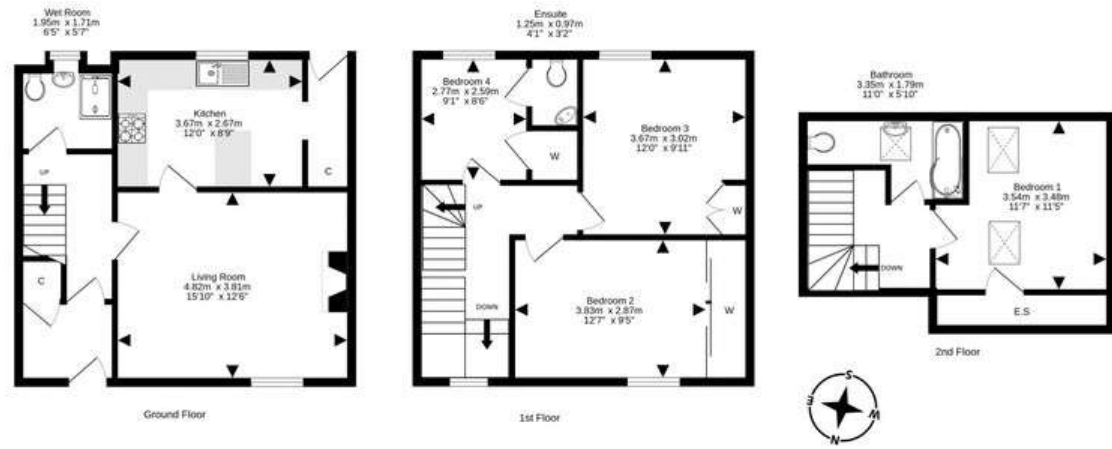


EPC Rating C

Extras with sale: all carpets, curtains, blinds, light fittings, integrated washing machine and fridge freezer, stand alone tumble dryer, Electrically adjustable single bed and bedroom furnishings in bedroom 4

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.





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