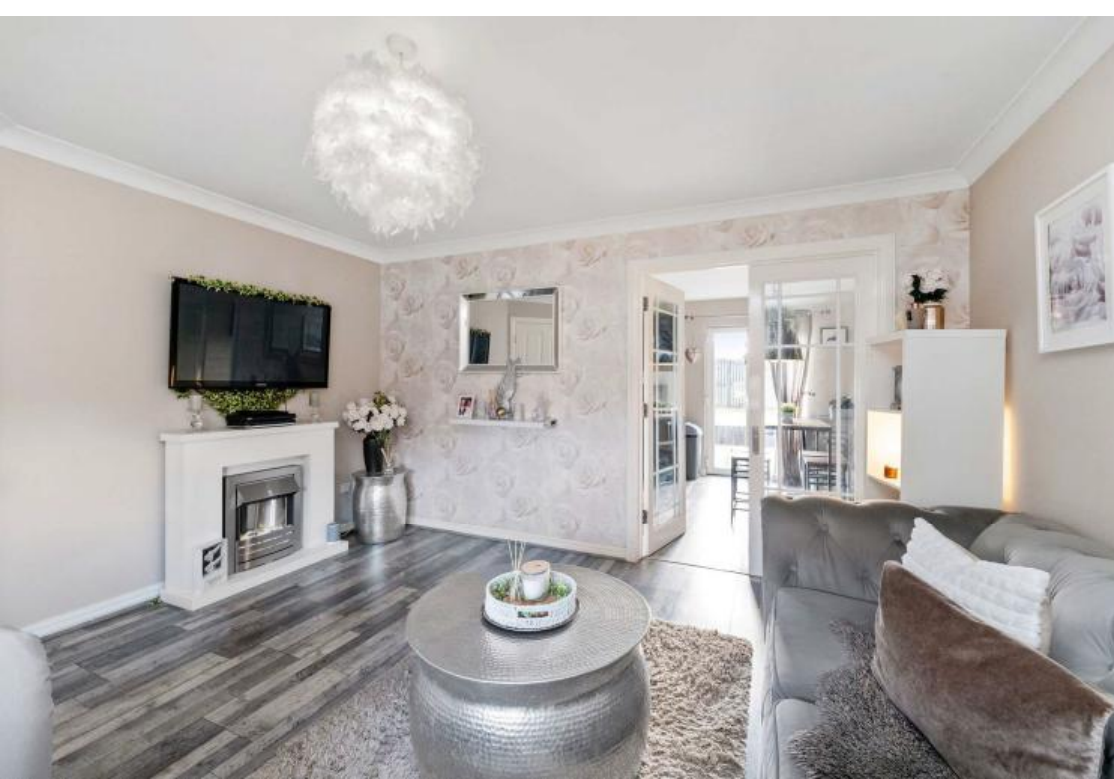




15 Fernieside Place, Edinburgh, EH17 7LF
Offers Over £265,000





This semi-detached house on Fernieside Place in Edinburgh is a beautifully presented home with a modern finish and plenty of space.

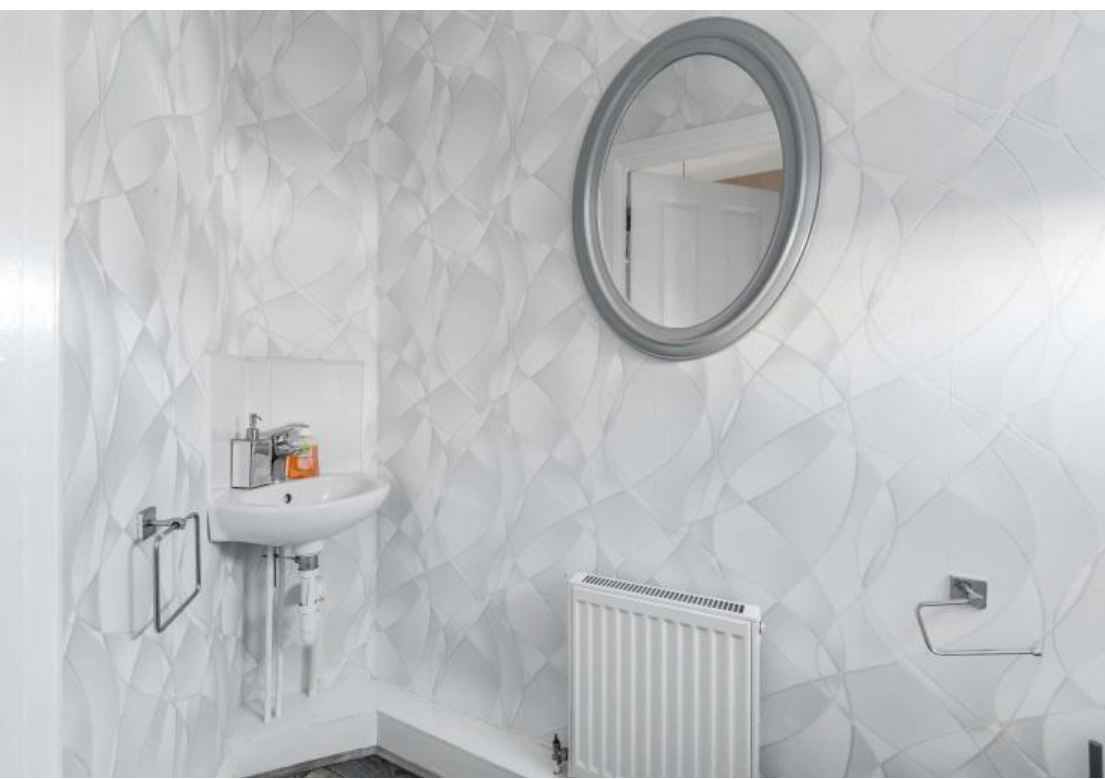
The interior is tastefully finished with contemporary touches throughout. The spacious living room is filled with natural light, creating a welcoming atmosphere, while the separate kitchen provides an ideal space for family meals or entertaining guests.

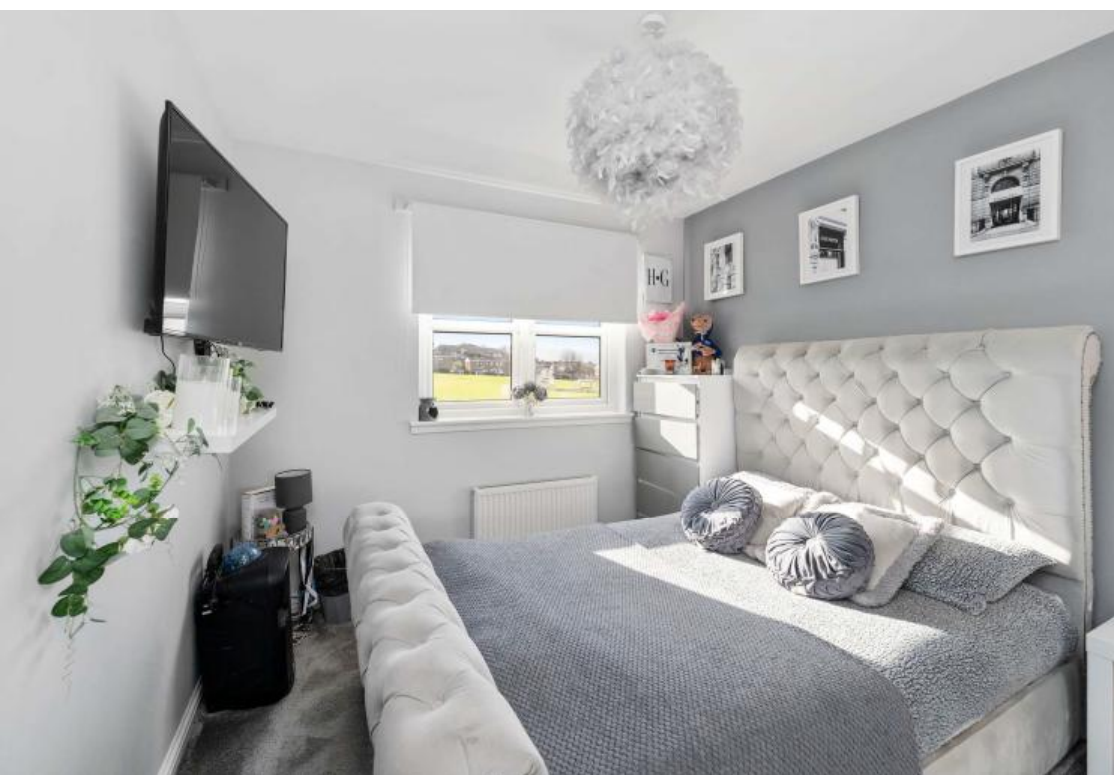
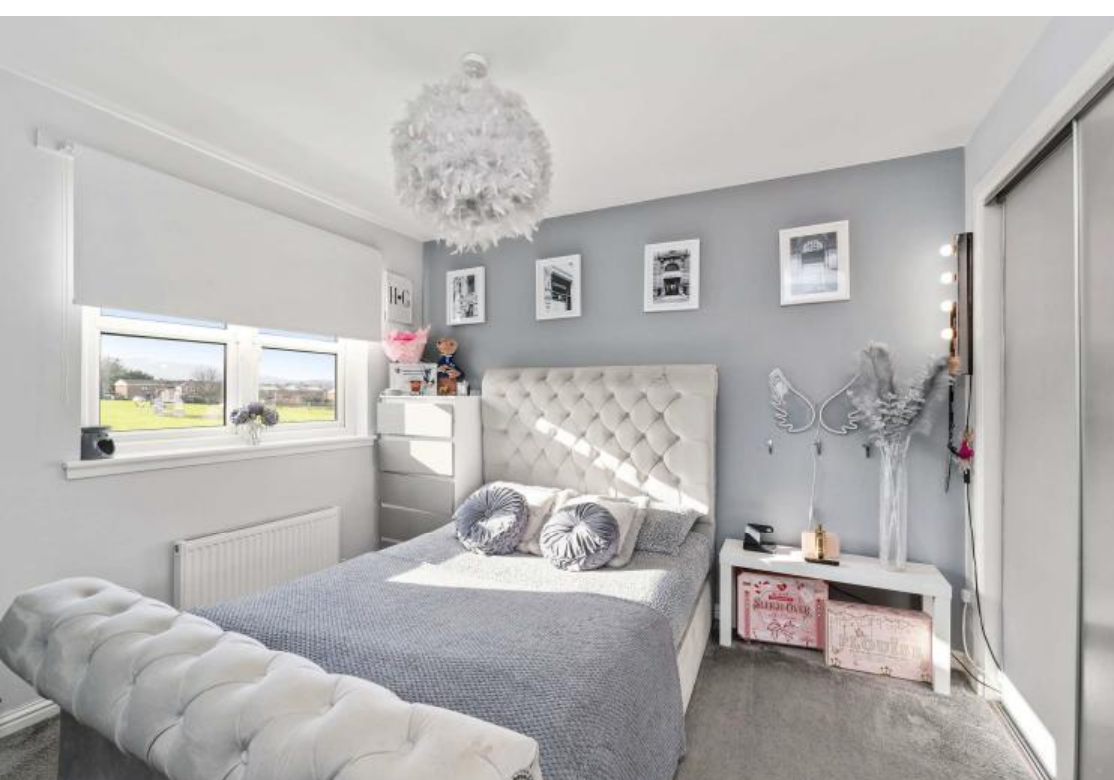
The kitchen is sleek and well-equipped, offering ample storage and a practical layout for cooking and meal preparation.

Downstairs you are also greeted by a convenient ground-floor WC, perfect for guests and daily use, ensuring the rest of the home remains private and tidy.



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Upstairs, there are two good-sized double bedrooms and a smaller third bedroom, offering flexible living space for various needs.

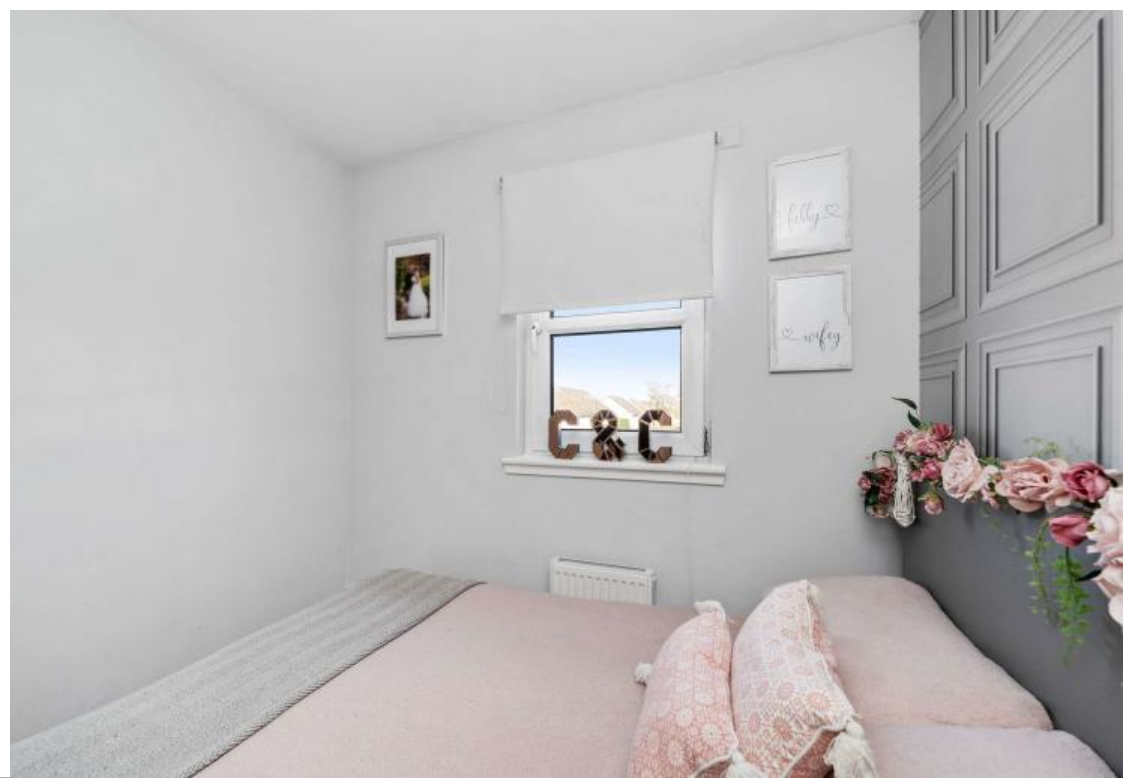
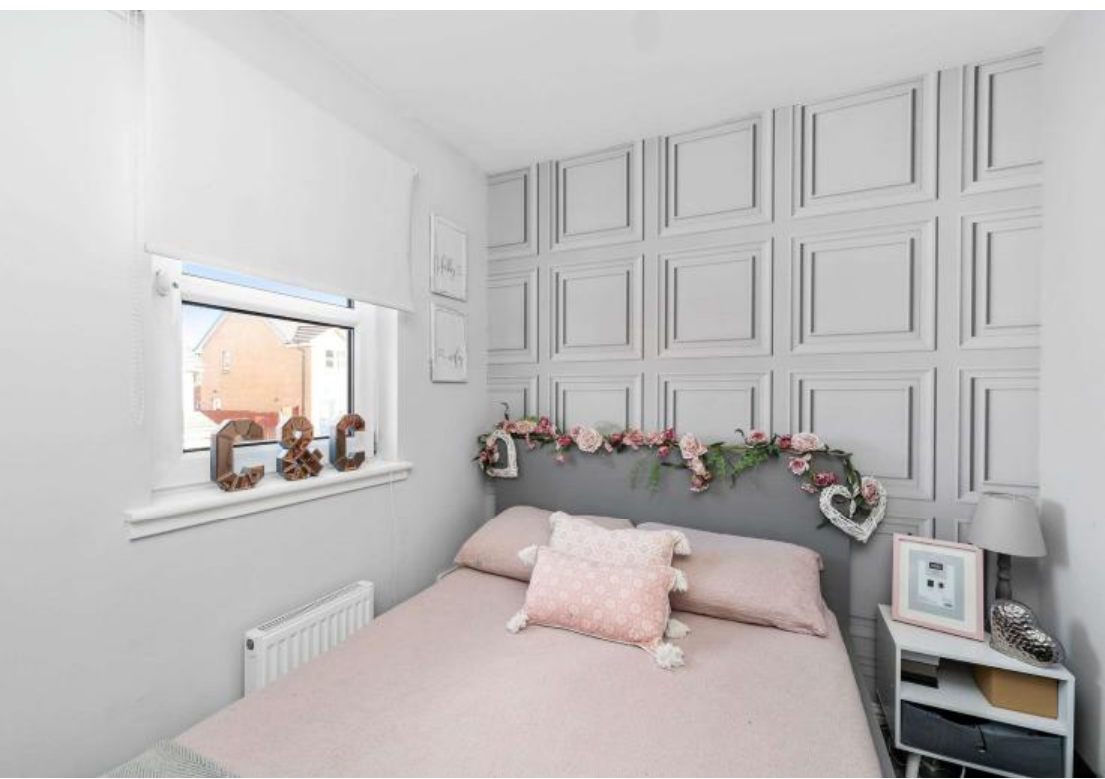
The two larger double bedrooms provide ample room for a full range of furniture, including large beds, wardrobes, and additional storage, making them perfect for a comfortable and spacious retreat. Both rooms are bright and airy, with plenty of natural light and ample space for personal touches and decor.

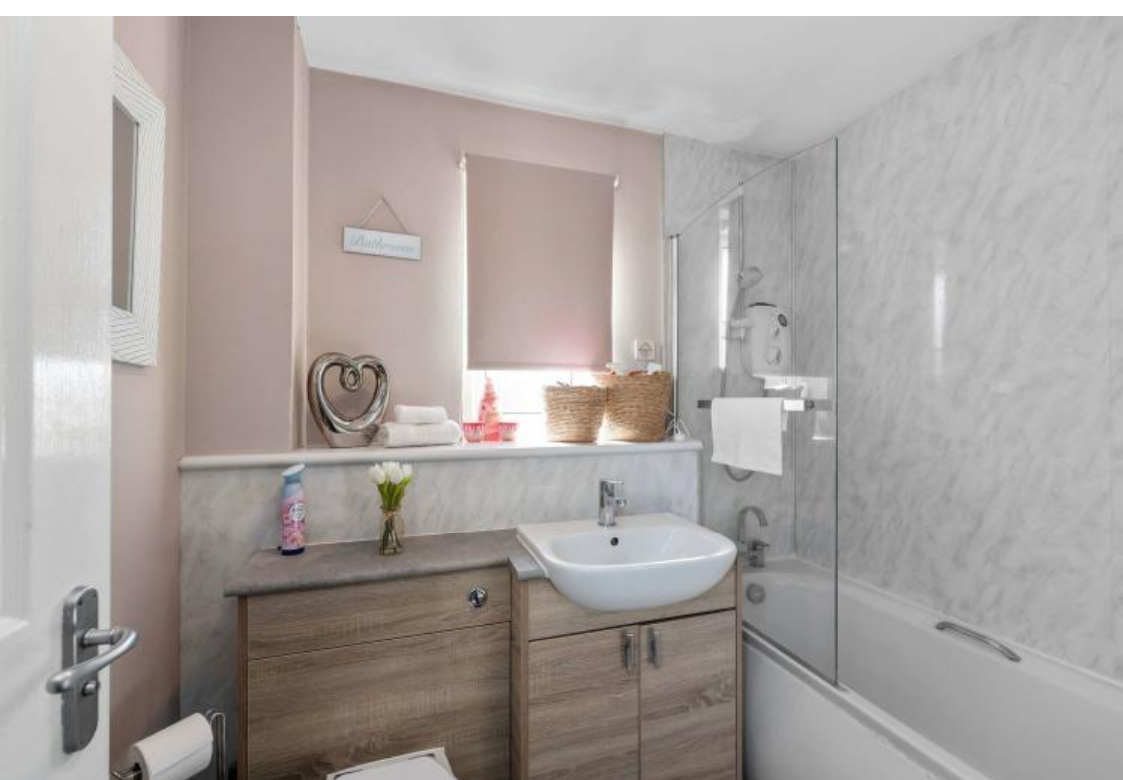
The third bedroom, while smaller, still offers versatility and could be ideal as a home office, nursery, or guest room.

Overall, the combination of two generously-sized double bedrooms and a smaller third bedroom makes this home suitable for families, couples, or anyone who needs a bit of extra space for various purposes.



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Along the corridor is the family bathroom with stylish, modern fixtures, featuring both a bath and shower for maximum convenience and comfort.

One of the standout features of this property is the large, decked garden at the back. The deck is perfect for outdoor dining, entertaining, or simply relaxing, while the expansive lawn offers plenty of space for children to play, pets to roam, or for gardening.

Overall, this semi-detached house on Fernieside Place offers a comfortable, modern lifestyle with great outdoor space, making it an ideal home for families or anyone seeking a stylish, well-located property in Edinburgh.



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Fernieside is a peaceful and well-established residential area located in the southeastern part of Edinburgh, offering a quiet suburban feel while still being conveniently close to the city centre. The neighbourhood is predominantly made up of a mix of traditional houses, including semi-detached and terraced properties, creating a charming and homely atmosphere. Surrounded by green spaces and offering lovely views of the nearby hills, Fernieside is an attractive area for those who enjoy outdoor activities. The nearby Ferniehill Park provides a great spot for walking, sports, and relaxing in nature. The area is also close to the Pentland Hills Regional Park, ideal for hiking, cycling, and exploring the beautiful countryside. Fernieside benefits from excellent local amenities, including nearby shops, schools, and parks. It also enjoys good public transport links to the city centre and beyond, making it an ideal location for those working or studying in Edinburgh, but who prefer a quieter, more residential area to come home to. Overall, Fernieside offers a great balance of suburban tranquillity, green spaces, and convenient access to all the services and attractions of Edinburgh, making it a popular choice for families, professionals, and those seeking a peaceful lifestyle with easy city connections.

Get in touch



0131 644 6060

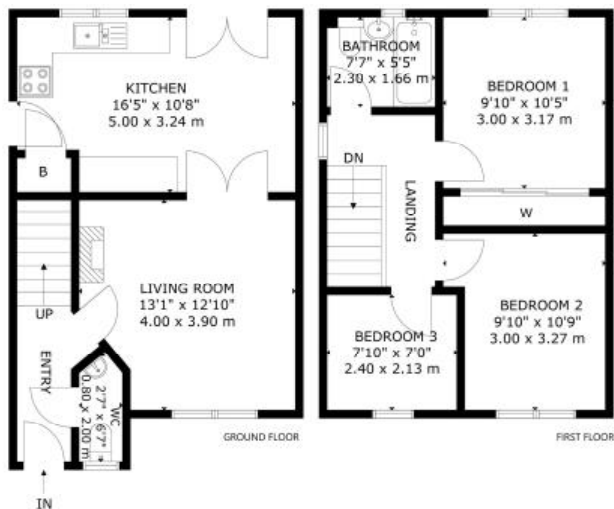


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Video Tour



15 FERNIESIDE PLACE, EDINBURGH EH17 7LF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 628 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.