



Estate Agents and Solicitors

6 Brackenridge View, Ferniehill, Edinburgh, EH17 7FB

Beautifully Presented, One Bedroom, Main Door, Top Floor Flat (25% Shared Ownership)

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Property Description

An exceptional opportunity to acquire a 25% shared ownership* of this beautifully presented and spacious one-bedroom, main-door top-floor (second) apartment. Part of a modern residential development, with a cul-de-sac setting, in the popular Ferniehill area to the south-east of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining/kitchen, a double bedroom and a bathroom.

Highlights include a spacious open-plan public room with Juliet balconies, contemporary flooring and tasteful decor - ready-to-move-in. In addition, there is gas central heating, solar panels for water heating, double glazing, good integrated storage, and city skyline views.

The development includes shared communal grounds and drying areas to the rear, a shared bike store, and residential parking to the front.

A welcoming entrance hall provides access to all areas of the property and benefits from a generous storage cupboard. The bright open-plan living, dining and kitchen area enjoys a south-facing aspect, creating a light and inviting space ideal for both relaxing and entertaining. The room features modern flooring, contemporary light fittings and two Juliet balconies, adding to the sense of space and natural light. The kitchen is positioned to the rear and is fitted with a range of wall and base units, complemented by a tiled surround and sink with drainer. A selection of freestanding appliances is included, comprising a fridge/freezer, washing machine and electric cooker.

The generous double bedroom is tastefully presented with light décor, carpeted flooring and a useful built-in wardrobe, providing excellent storage. Completing the accommodation is a stylish modern bathroom, fitted with a three-piece suite including a shower over the bath, panelled splash walls and attractive tiled-effect flooring.

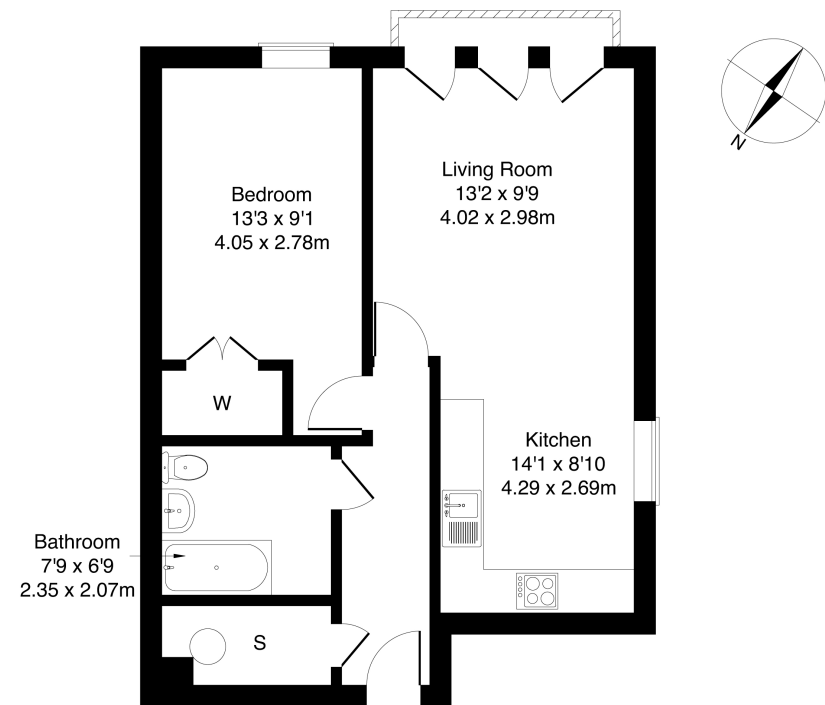
*The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association.

At the time of writing, a monthly occupancy payment of £218.74 is payable to the Association. In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ferniehill is a well-established and popular residential area situated to the southeast of Edinburgh. It offers convenient access to both Edinburgh University and the Royal Infirmary, making it ideal for students and healthcare professionals. The area is served by a good selection of schools, from nursery through to secondary level. Local amenities include a

Morrisons supermarket nearby on Gilmerton Road, while Gilmerton itself offers further shopping options, a Post Office, healthcare facilities, and additional services. Regular public transport provides easy connections to the city centre, and the nearby city bypass offers direct routes to the wider motorway network.





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