



34 Ferniehill Drive, Edinburgh, EH17 7DR

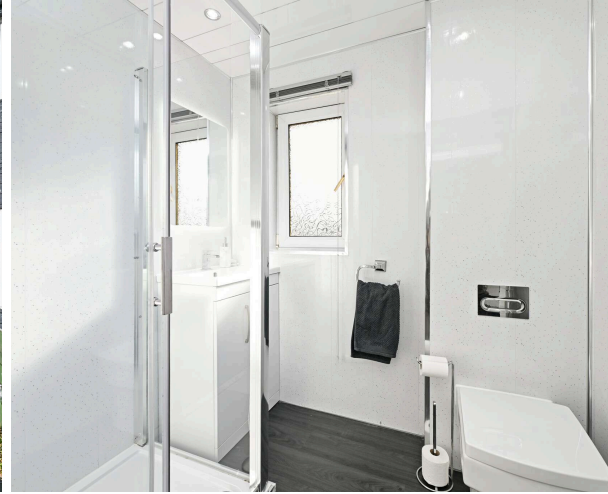


Welcome

Welcome to Ferniehill Drive, this well presented two-bedroom terraced house offers an excellent opportunity to acquire a comfortable and versatile home within a popular residential area of Ferniehill, close to many local amenities. The property benefits from well-maintained gardens to both the front and rear, residents' and visitors' parking, and the valuable addition of an attic room providing excellent flexibility, subject to the necessary consents and regulations, this could lend itself to a home office, hobbies room, occasional guest space or simply excellent storage. The accommodation offers a welcoming and practical layout, ideal for modern everyday living, overall, this is an appealing and versatile home which combines a comfortable two-bedroom layout with useful additional accommodation, private outdoor space and convenient parking

- Reception hallway
- Stylish breakfasting kitchen
- Living room rear facing
- Two double bedrooms
- Modern bathroom presented as a shower room with underfloor heating
- Attic room with WC
- Double glazing
- Gas central heating
- Private gardens front and rear
- Residents and visitors parking



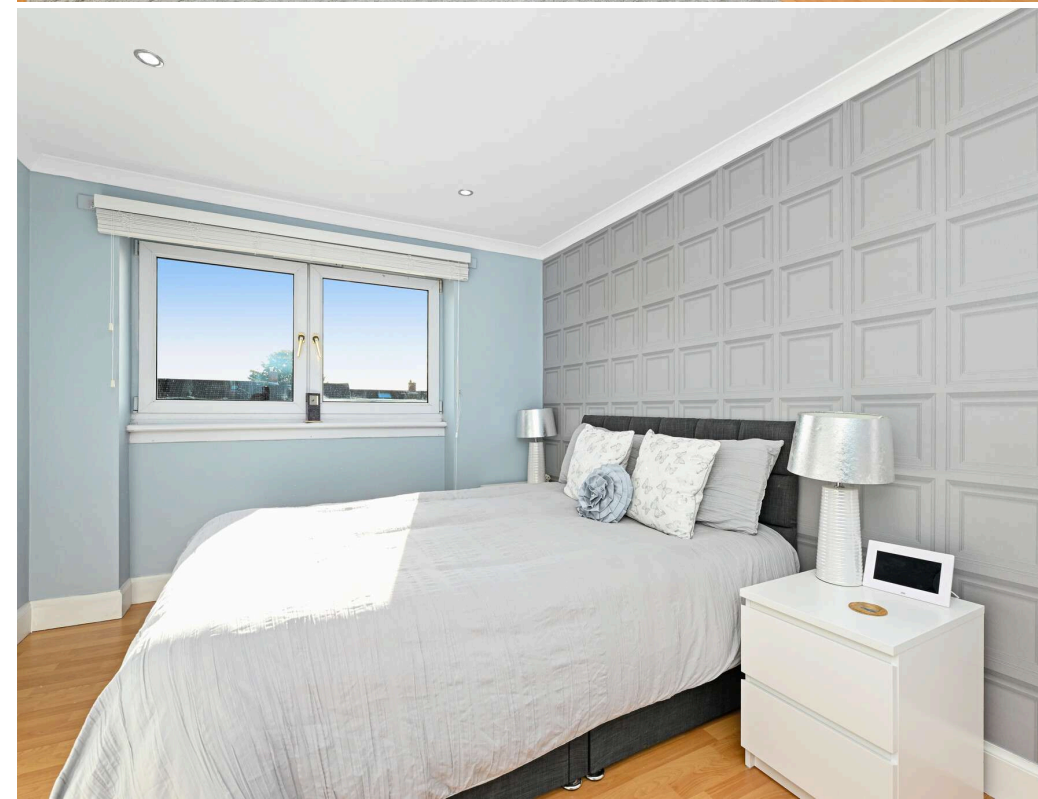


Gilmerton

Ferniehill Drive is situated within the established residential area of Ferniehill, to the south-east of Edinburgh. The area offers a good range of everyday amenities, with local shops and supermarkets available nearby, while Gilmerton provides further shopping and community facilities. Larger retail destinations, including Fort Kinnaird, are also readily accessible for a wider selection of shops, restaurants and leisure facilities. There are a number of local schools and recreational facilities within the surrounding area, while Ferniehill Community Park provides attractive green space and opportunities for outdoor activities. The area is well served by public transport, with regular bus services providing convenient links towards Edinburgh city centre and surrounding districts. Road connections provide easy access to the City Bypass and the wider motorway network. With its established residential setting, convenient amenities and good transport connections, Ferniehill Drive is an appealing location for families, couples and first-time buyers looking to enjoy suburban living within easy reach of Edinburgh city centre.

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

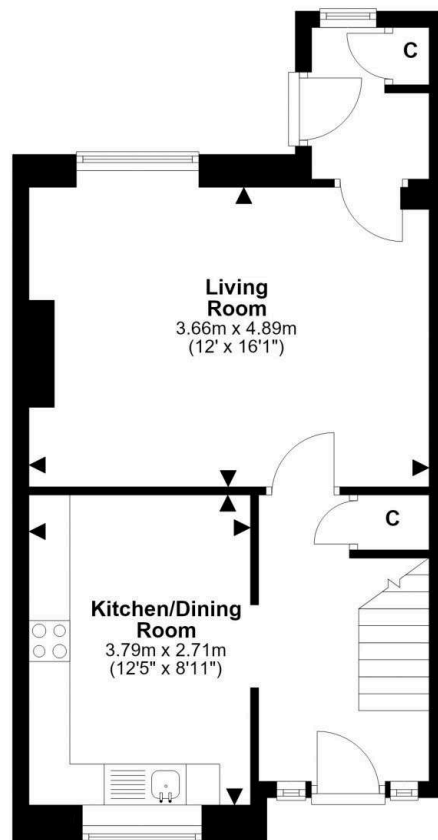
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

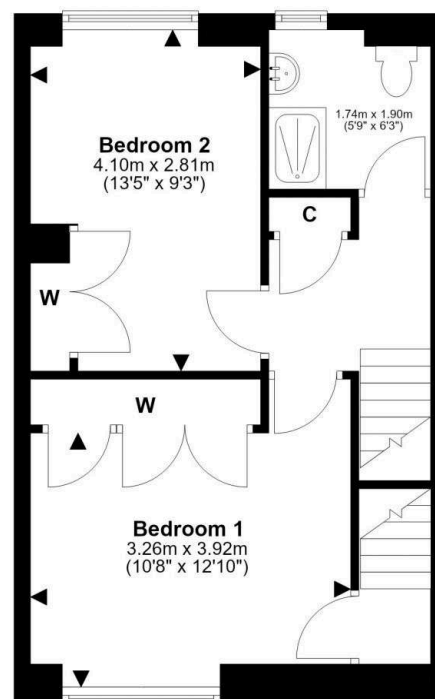


CHARTERED FIRM

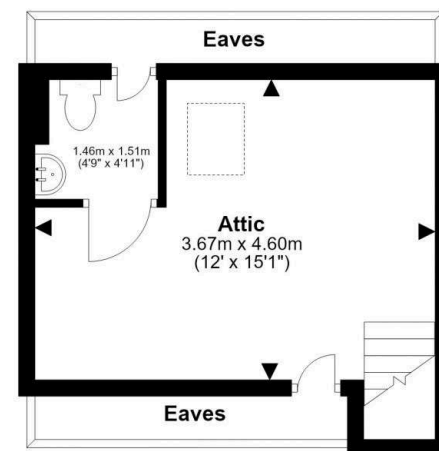
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor



Attic

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

