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21 Ferniehill Terrace

Gilmerton | Edinburgh | EH17 7AH

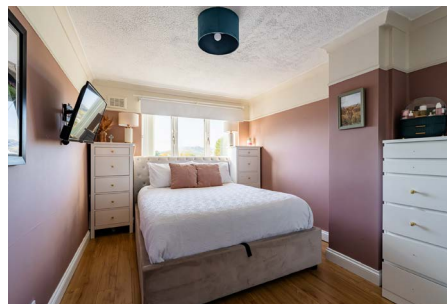
Spacious two-bedroom mid-terraced house, quietly positioned within a popular residential area and ideally suited to first-time buyers, couples and young families. The property is conveniently located close to a range of excellent local amenities and benefits from a landscaped rear garden and ample parking.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The property is entered through a welcoming hallway with useful under-stair storage, providing access to the main accommodation. The bright and spacious lounge enjoys a pleasant outlook towards the rear garden, with ample space for both lounge and dining furniture. Glazed doors provide direct access to the garden, creating a particularly useful connection between the indoor and outdoor living spaces. The fitted kitchen is equipped with a range of wall and base units, complemented by integrated appliances including a gas hob and oven, together with a hood. There is also a free-standing dishwasher. The principal bedroom is a generous double room with an attractive outlook towards the Pentland Hills, and benefits from a built-in wardrobe. The second bedroom is positioned to the front of the property and offers excellent flexibility, with a built-in wardrobe and a separate study area, making it particularly suitable for those working from home. The family bathroom is fitted with a fully tiled three-piece white suite, incorporating a bath with dual rainfall and thermostatic shower, together with a chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a landscaped enclosed rear garden, featuring a deck, lawn and planted flower beds, while there is also ample parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





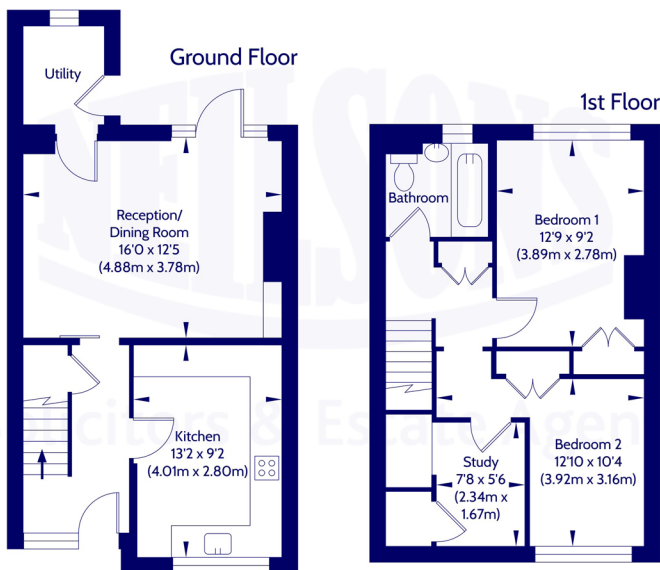
Location

Ferniehill Terrace is situated within an established residential area of south-east Edinburgh, offering a convenient setting for a range of buyers. The surrounding area provides a variety of local shops, supermarkets and everyday amenities, together with nearby primary and secondary schooling. Regular bus services offer connections to Edinburgh city centre and surrounding areas, while the Edinburgh City Bypass provides convenient access to the wider road network. Nearby green spaces, including Ferniehill Community Park, offer opportunities for outdoor recreation and family activities.





Approx. Gross Internal Floor Area 78 Sq M / 839 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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