

83 Fernieside Crescent

FERNIEHILL, EDINBURGH, EH17 7DJ



GENEROUS WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED PROPERTY



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Part Exchange available! McEwan Fraser is delighted to present this well-proportioned semi-detached house to the market. Presented in excellent condition, the property boasts three double bedrooms, gas central heating, double glazing, driveway, and private front and rear gardens.

The internal accommodation is focused on a generous lounge that enjoys huge levels of natural light arriving through a large picture window. The lounge is finished with laminate flooring, bold contemporary décor and a stylish fireplace create a natural focal point for the room.





Double doors lead through into the kitchen which enjoys a generous range of base and wall-mounted units that provide plenty of prep and storage space. There is a mixed range of integrated and free-standing appliances.





Ground floor accommodation is completed by a stunning bathroom which is partially tiles and includes a three-piece white suite with shower over bath.



On the first floor there are three genuine double bedrooms. Overlooking the rear garden, bedroom one is particularly bright and boasts plenty of floor space for a large bed and a full suite of supporting bedroom furniture. The second and third bedrooms are adjacent and overlook the front garden.





Bedroom 2



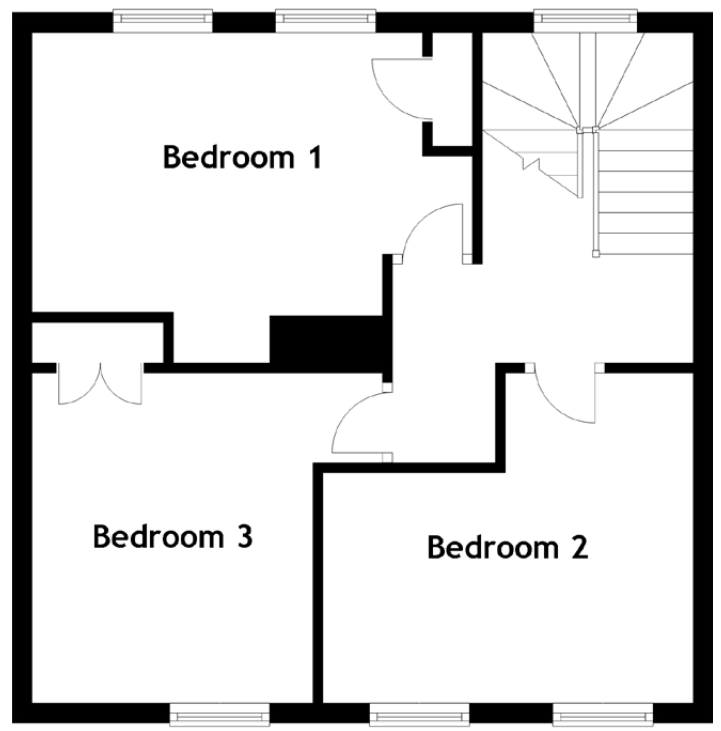
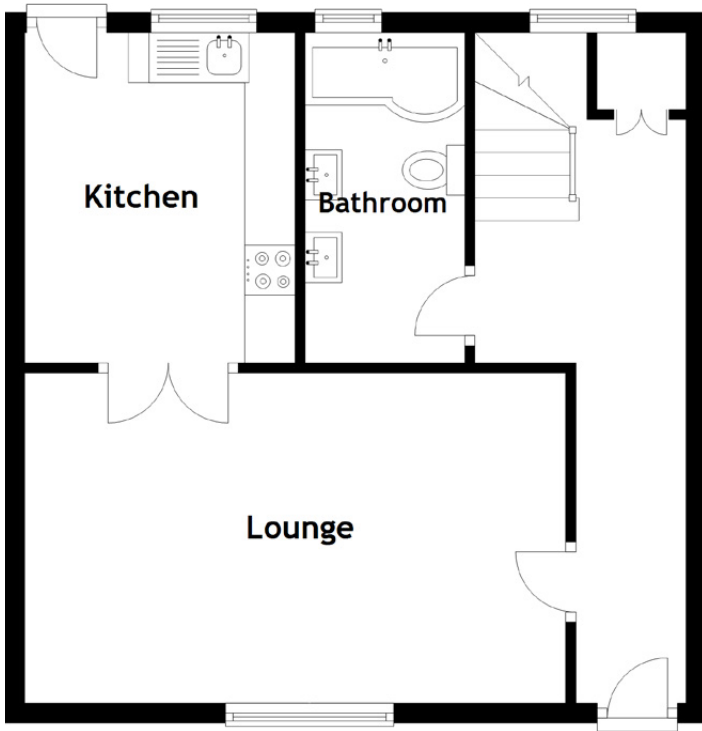


Bedroom 3





**CLICK HERE FOR
VIRTUAL TOUR**



Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.30m (10'10")	Bedroom 3	3.50m (11'6") x 3.30m (10'10")
Kitchen	3.30m (10'10") x 2.70m (8'10")	Gross internal floor area (m ²): 91m ²	
Bathroom	3.30m (10'10") x 1.60m (5'3")	EPC Rating: E	
Bedroom 1	4.40m (14'5") x 3.30m (10'10")		
Bedroom 2	3.70m (12'2") x 3.30m (10'10")		

Floor Plan

Externally, the property sits on a generous plot of land with enclosed gardens to the front, side and rear. There's a private driveway to the front and plenty of off-street parking also available.

Buyers should note that the property is of Blackburn Permanent Construction and there may be a reduced number of lenders who will consider the property.





The property for sale is located in the area of Ferniehill, a popular residential area lying to the South of the city centre. Local services include the Morrisons supermarket, a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. The Cameron Toll Shopping Centre and Straiton Park, with its variety of stores, are a short car journey away.

There is a nursery, primary and secondary school within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short walk away. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.

The Location

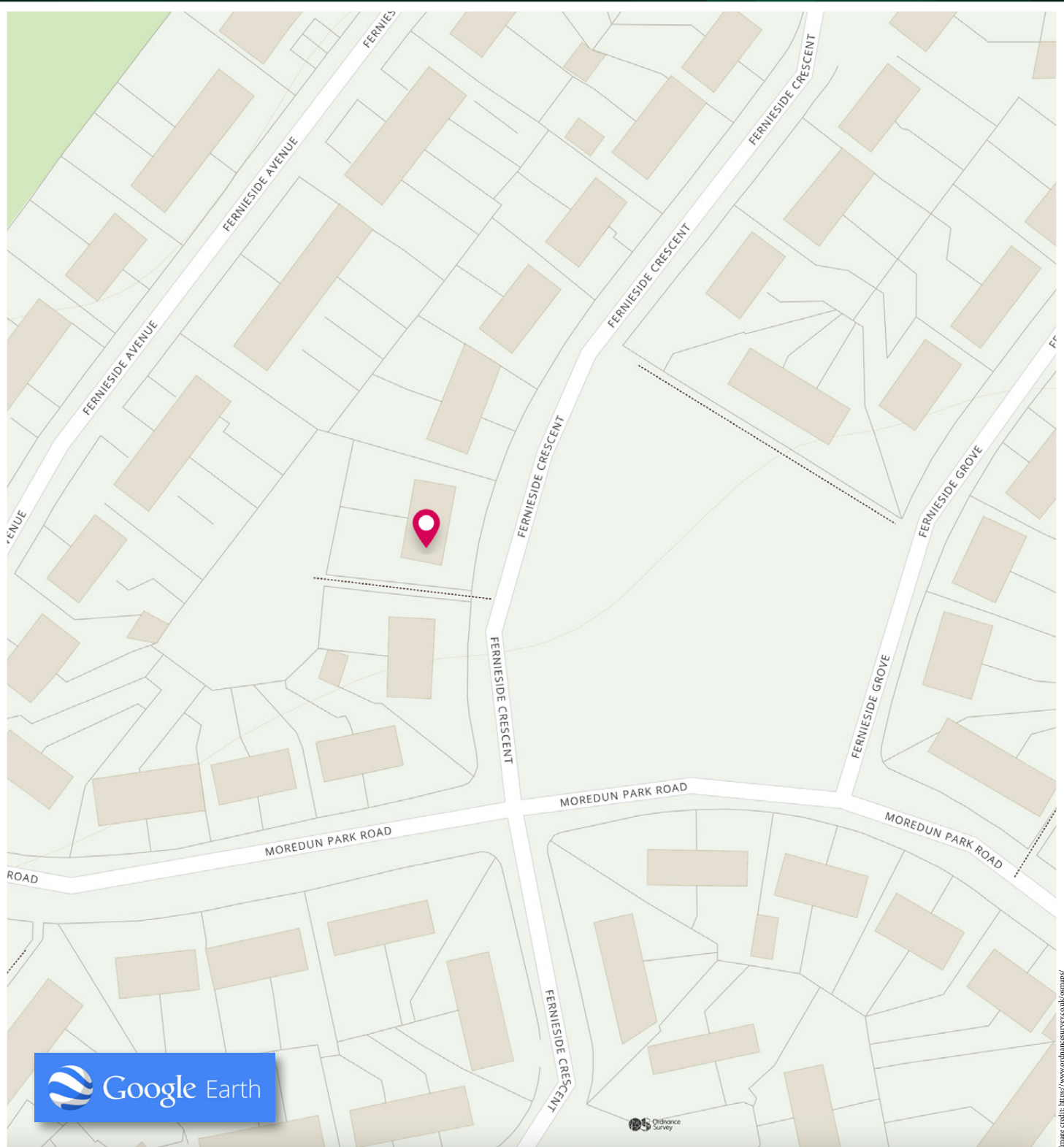


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.