

# 16 Fernieside Place

MOREDUN, EDINBURGH, EH17 7LF



*Bright and spacious three-bedroom semi-detached home with private driveway, en-suite principal bedroom, and enclosed rear garden in popular Moredun*



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Presented by McEwan Fraser Legal, this well-presented three-bedroom semi-detached home offers bright and spacious accommodation throughout, complemented by a private driveway, enclosed rear garden, and a highly practical family-friendly layout. Situated within a popular residential area of Moredun, the property is ideally suited to first-time buyers, growing families, and professionals alike.

The accommodation is arranged over two levels. The ground floor comprises a welcoming entrance hallway providing access to the WC, living room, kitchen/dining and staircase to the upper floor. The home is finished in neutral décor throughout with attractive grey wood-effect laminate flooring, creating a modern and cohesive feel.

## THE LIVING ROOM



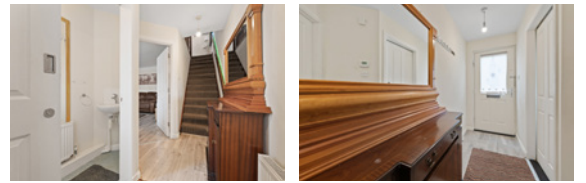
The living room is generously proportioned and enjoys a bright, contemporary atmosphere. Large windows allow for an abundance of natural light, enhancing the sense of space and creating an inviting environment for relaxation and entertaining.

# THE KITCHEN



To the rear of the property, the spacious kitchen provides a versatile family space and is fitted with a range of wall and base units offering excellent storage and generous worktop space. There is ample room for a dining table, making it ideal for both everyday family living and hosting guests. Benefiting from plentiful natural light, wood-effect flooring, and practical storage solutions, the room also features patio doors providing direct access to the rear garden.





The upper floor comprises three well-proportioned bedrooms, including a spacious principal bedroom which benefits from built-in wardrobes and a private en-suite shower room. The second bedroom also benefits from built-in storage, while the third bedroom offers flexible accommodation suitable as a child's bedroom, guest room, or home office. All bedrooms are bright and spacious and finished with comfortable carpet flooring. The family bathroom is finished in a neutral style with white wall tiling, grey flooring, and a window providing natural light and ventilation.

## THE BATHROOM



# BEDROOM 1



a spacious principal bedroom which benefits from built-in wardrobes and a private en-suite shower room



# BEDROOM 2



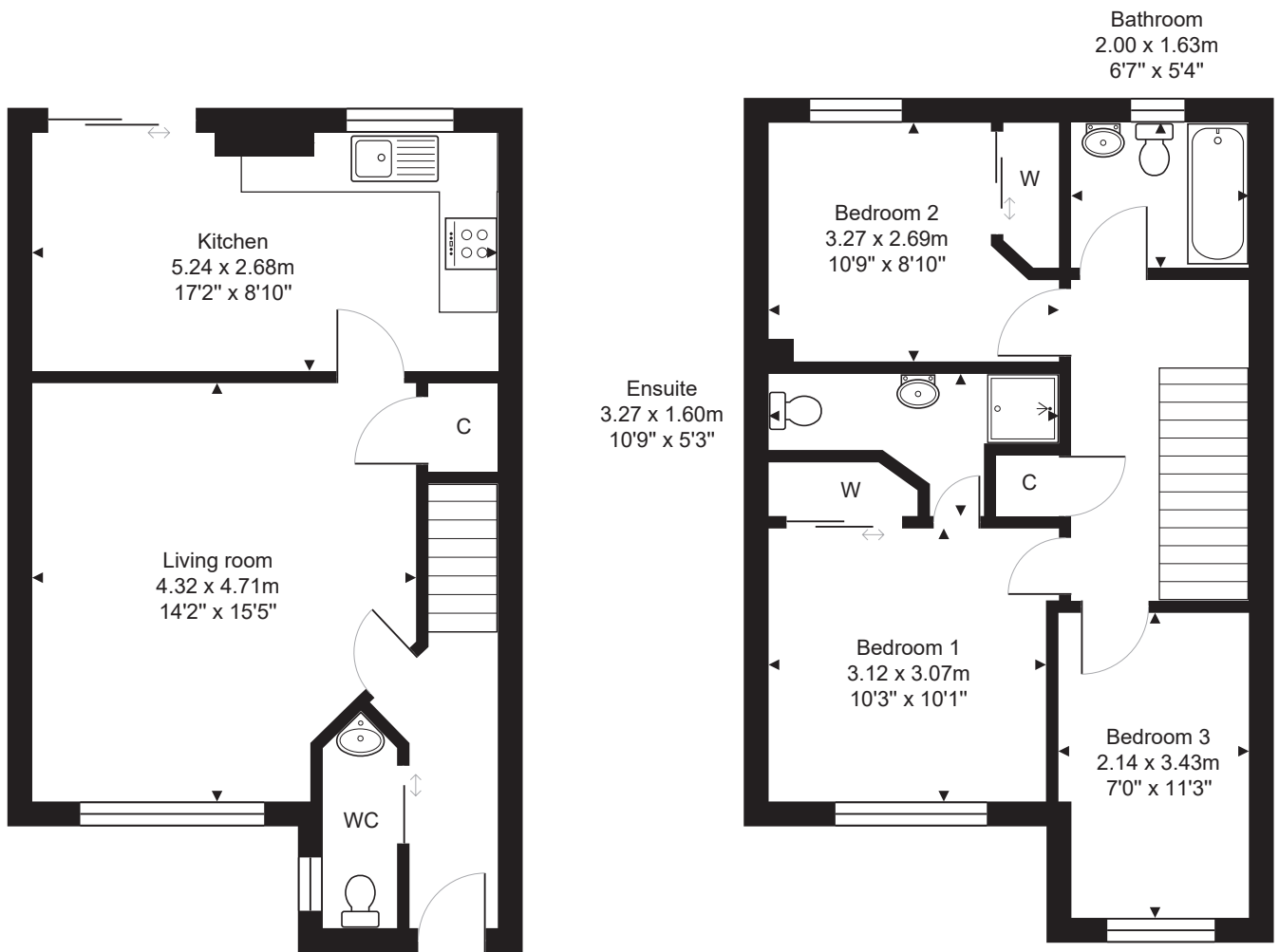
Externally, the property enjoys a private rear garden which is predominantly laid to lawn with a pathway of stone slabs leading through the garden. Enclosed fencing creates a safe and private outdoor environment, while side gate access provides additional convenience. To the front, a private driveway offers valuable off-street parking.

# EXTERNALS



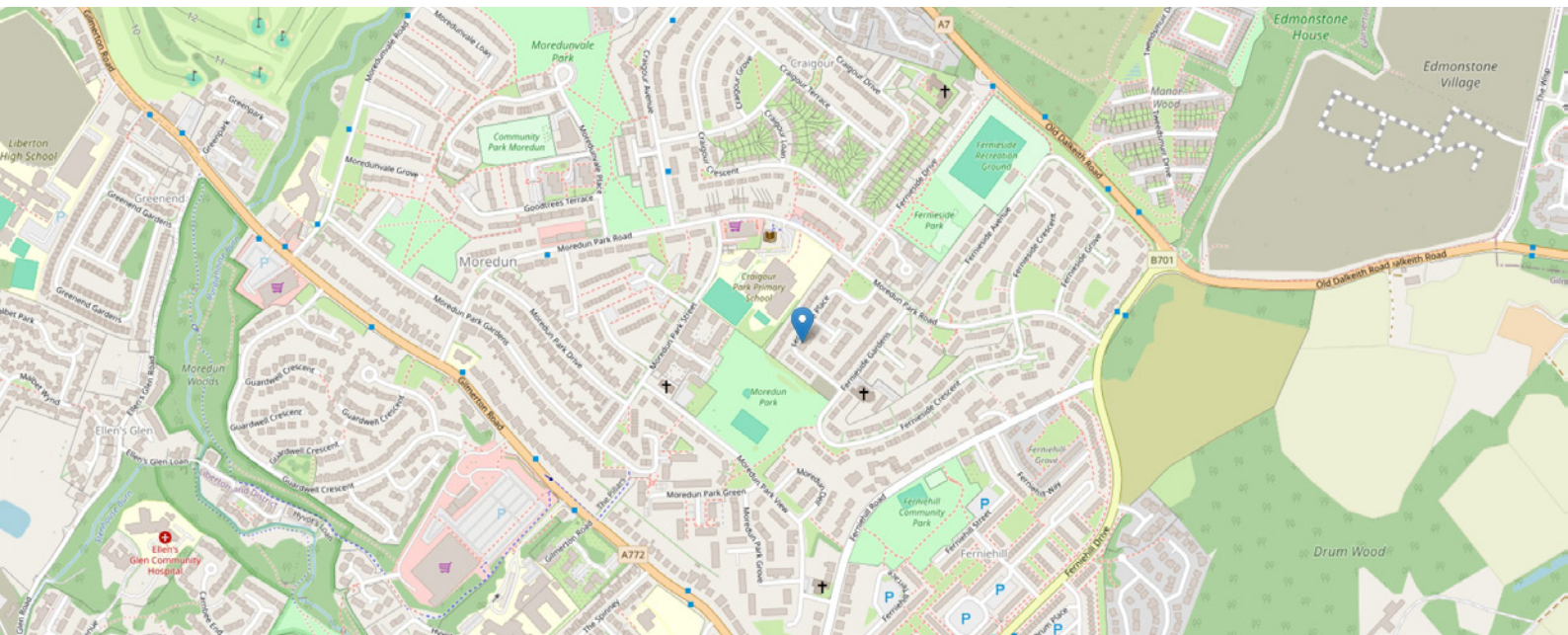
This attractive home combines modern interiors, practical living space, and excellent outdoor areas, making it a superb opportunity in a popular Edinburgh location.

# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Moredun is a well-established residential area situated to the south-east of Edinburgh, popular with families and professionals due to its excellent local amenities and convenient transport links.

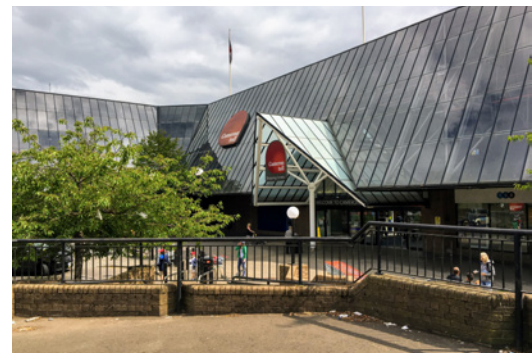




The area offers a range of shops, schools, and leisure facilities, with further extensive retail options available nearby at Cameron Toll Shopping Centre and Fort Kinnaird.

Moredun is well connected to the city centre and surrounding areas via regular bus services and road links, making it an ideal location for commuters.

A number of nearby green spaces, parks, and walking routes add to the appeal, providing a balance of urban convenience and outdoor lifestyle within easy reach of Edinburgh City Centre.



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