



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**22 Fernieside Avenue**

EDINBURGH, EH17 7DN

# The Location

The property for sale is located in the area of Fernieside, 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. Both 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. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



An excellent opportunity has arisen to acquire this desirable three bedroom terraced villa, making for an ideal family home and well situated within Edinburgh's Fernieside area. Viewing of this property is highly recommended.

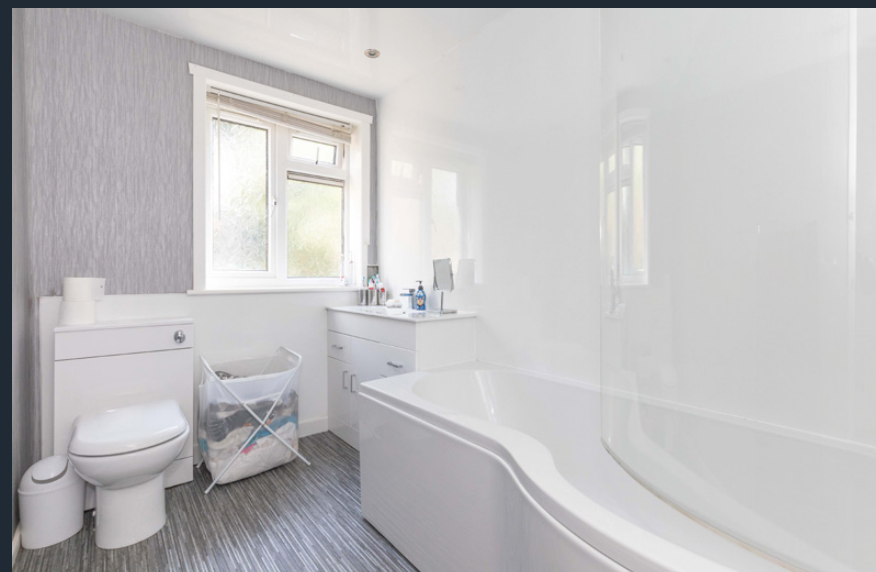
Internally this accommodation is in good condition, briefly comprising an entrance hallway with under the stair storage, a bright spacious lounge with space for dining, a modern fully fitted kitchen with an integrated gas hob, oven extractor hood and rear door leading to the rear garden. A crisp and modern three-piece family bathroom with shower and vanity unit completes the ground level. The first floor boasts good storage and three good sized bedrooms, all of which have space for free standing furniture arrangements.

This property further benefits from gas central heating, double glazed windows, a single driveway to accommodate off-street parking, as well as more than adequate on-street parking to accommodate for visitors. The large private garden to the rear of the property, with trees and laid lawn, completes the property.



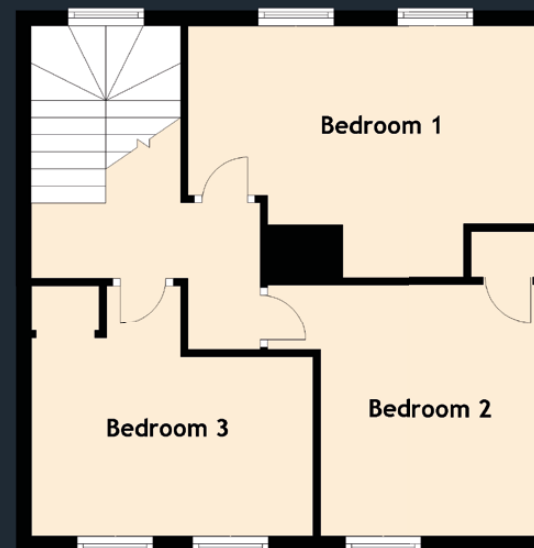
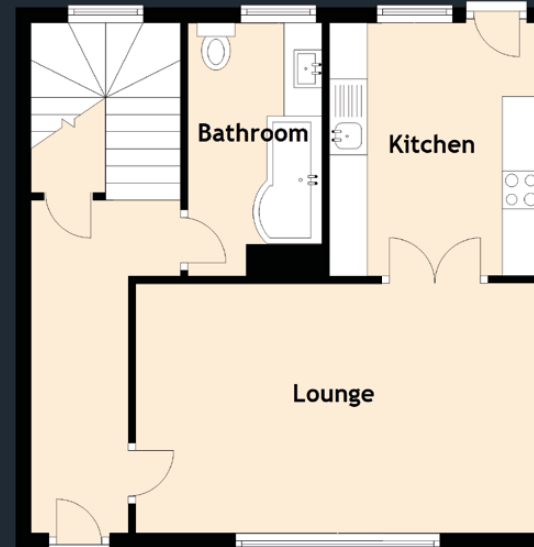
“ an ideal family home and well situated  
within Edinburgh's Fernieside  
area ”





*Specifications*

FLOOR PLAN, DIMENSIONS & MAP

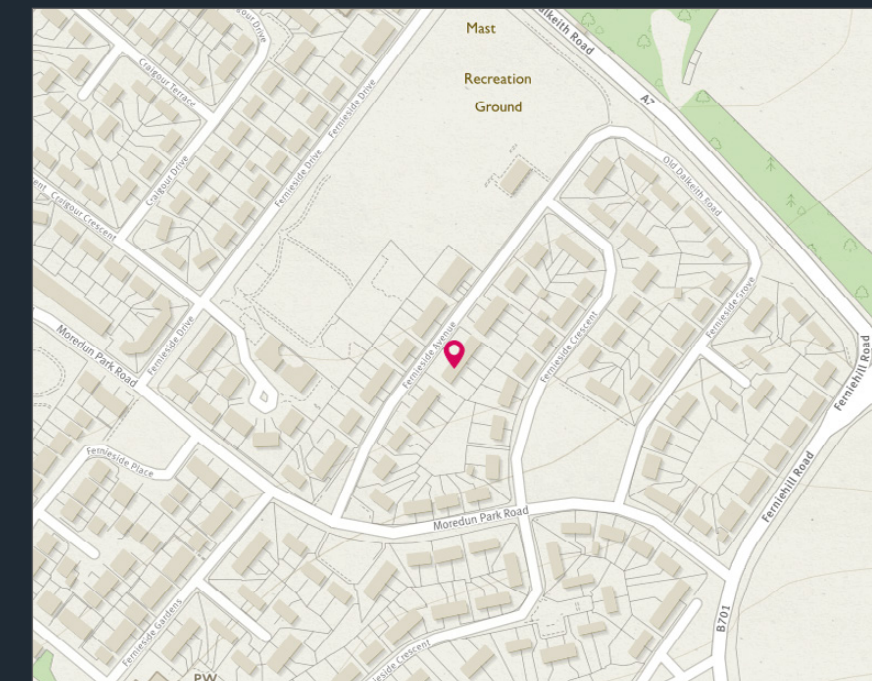


Approximate Dimensions (Taken from the widest point)

Lounge	5.34m (17'6") x 3.30m (10'10")
Kitchen	3.34m (10'11") x 2.78m (9'1")
Bedroom 1	4.68m (15'4") x 3.32m (10'11")
Bedroom 2	3.60m (11'10") x 3.32m (10'11")
Bedroom 3	3.72m (12'2") x 3.31m (10'10")
Bathroom	3.34m (10'11") x 1.77m (5'10")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted fixtures, fittings and floor coverings, white goods and appliances.





  
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Text and description  
**GARY WALES**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
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 Designer