

14 Fernieside Place

EDINBURGH, EH17 7LF



*McEwan Fraser is delighted to present this well maintained,
three bedroom semi-detached house to the market*



0131 524 9797

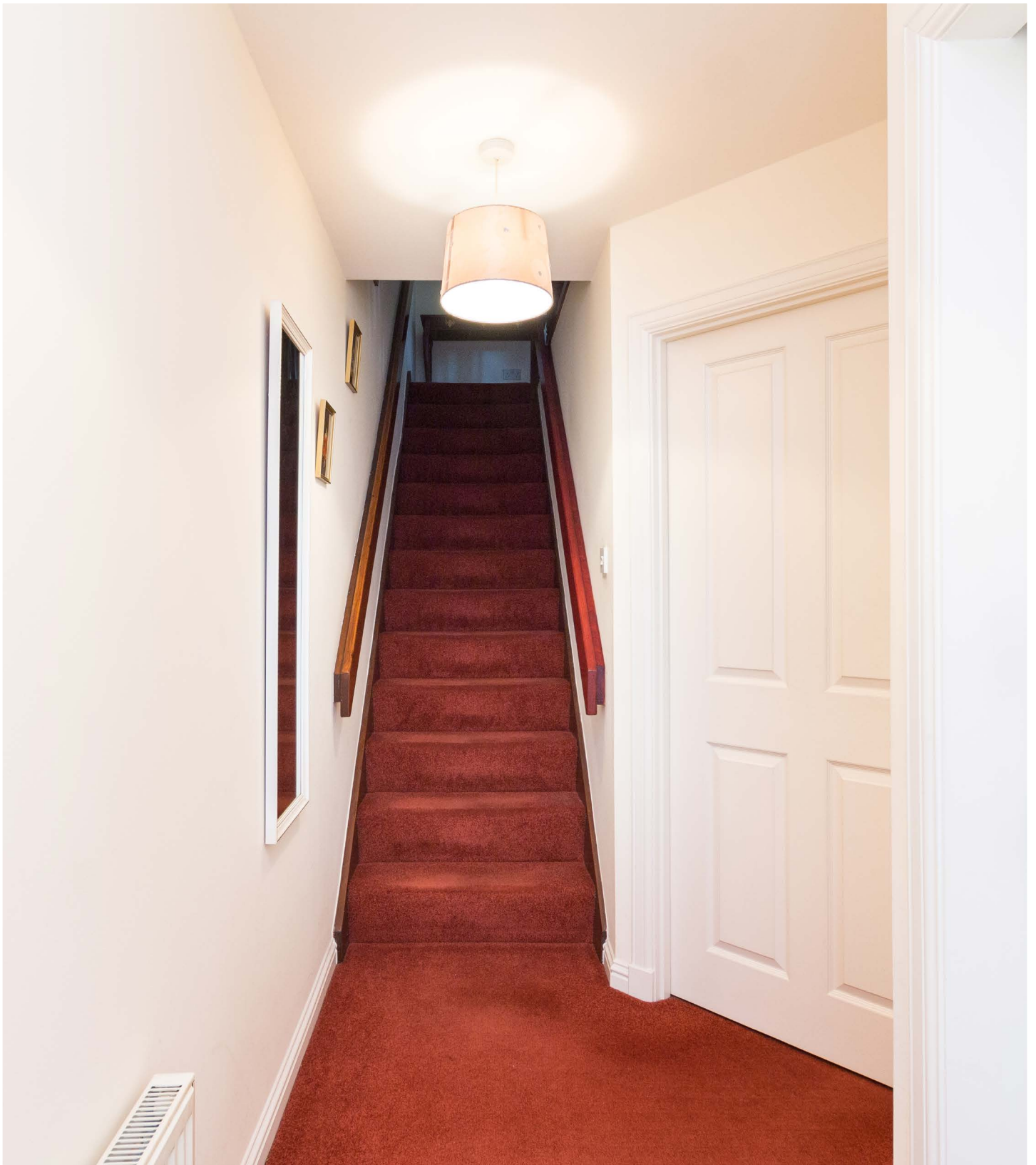


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The property is in great order and is essentially a blank canvas for an incoming purchaser to create their ideal family home. The space on offer gives the property tremendous value for money, and viewing is highly recommended.

Internally, the accommodation is focused on a generous living room, which is neutrally finished and includes a feature fireplace. The proportion on offer gives plenty of space for different furniture arrangements allowing a purchaser to create their ideal entertaining space.





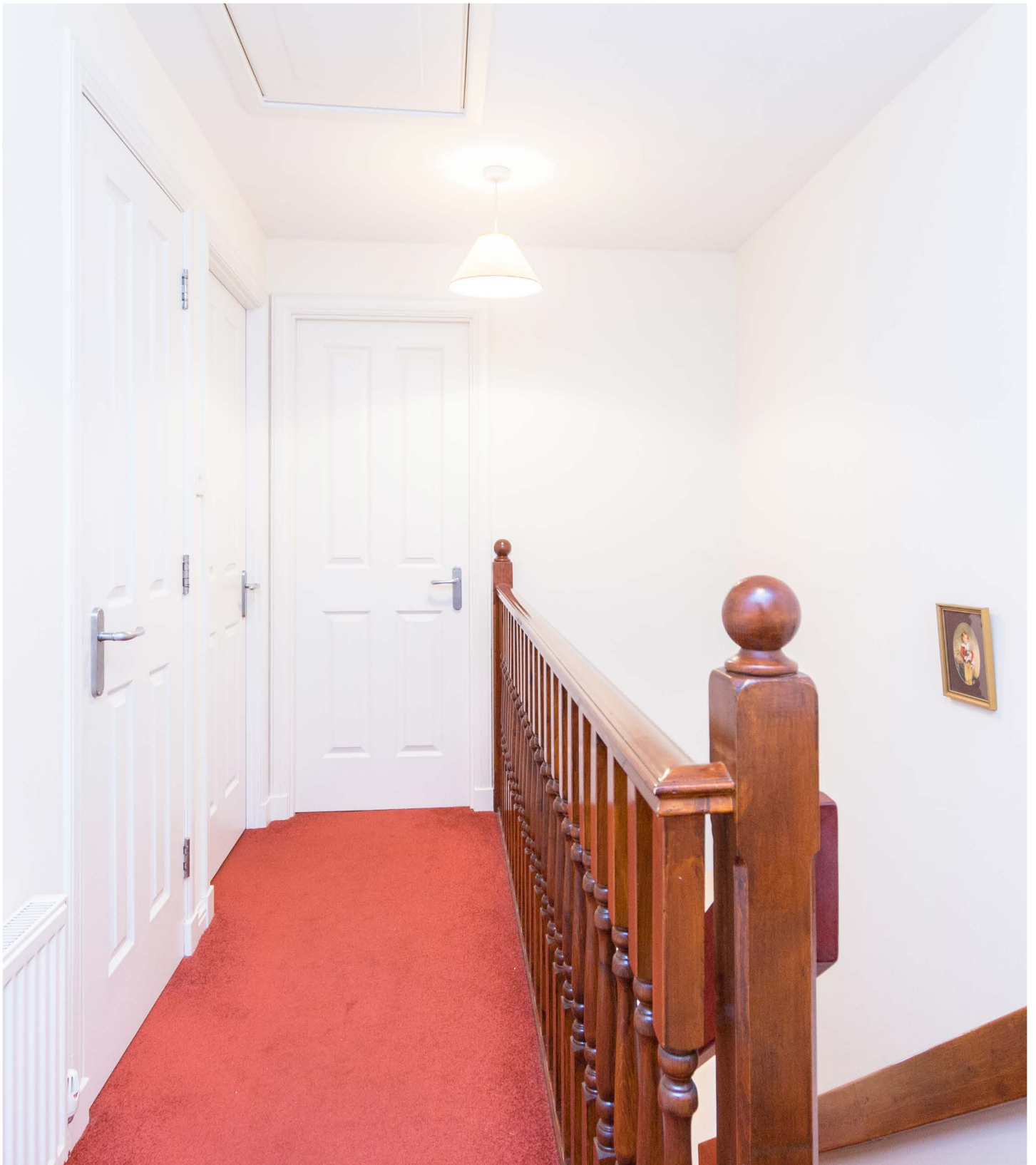


KITCHEN/DINER



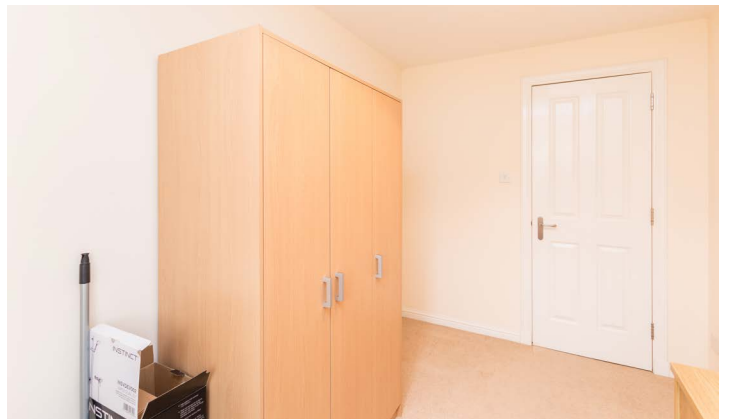
A door from the living room opens into a dining kitchen which includes a generous range of base and wall mounted units with contrasting work surfaces. There is plenty of prep and storage space for the aspiring chef. There are sliding patio doors to the fully enclosed rear garden, which is mostly laid to lawn with a shed and patio area.





Upstairs, there are three double bedrooms, the master benefits from an en-suite shower room and a family bathroom. For extra warmth and comfort, there is gas central heating and double glazing throughout.





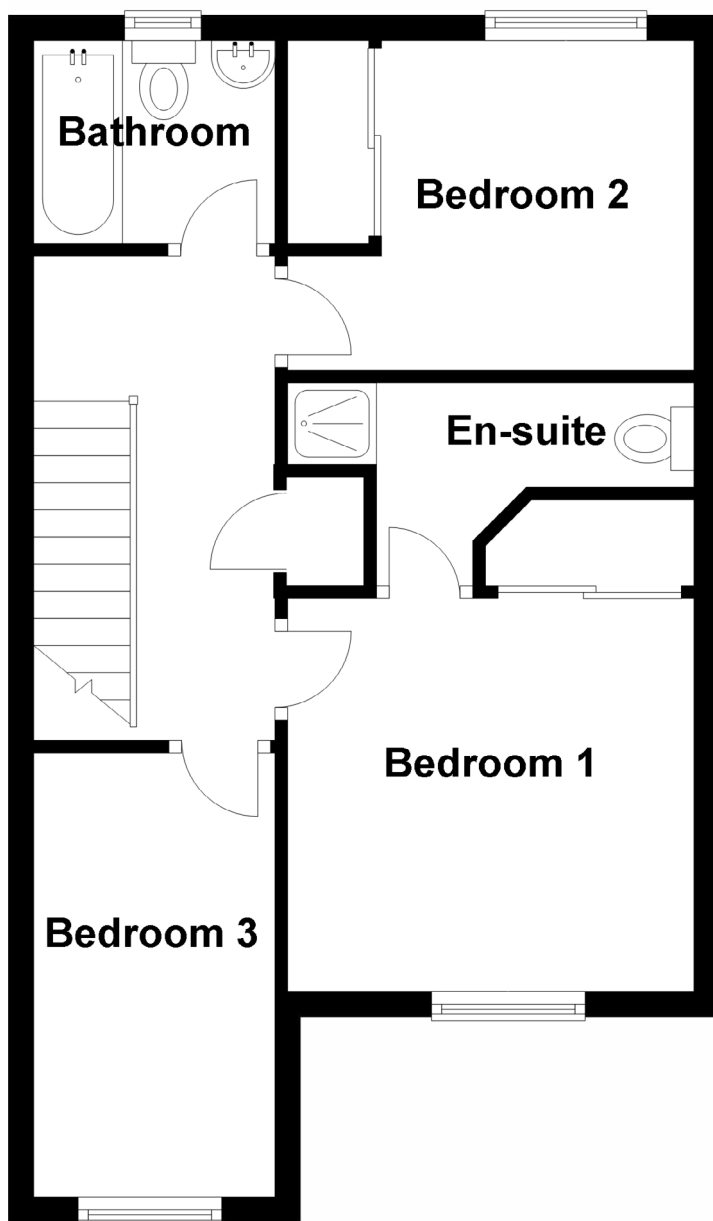
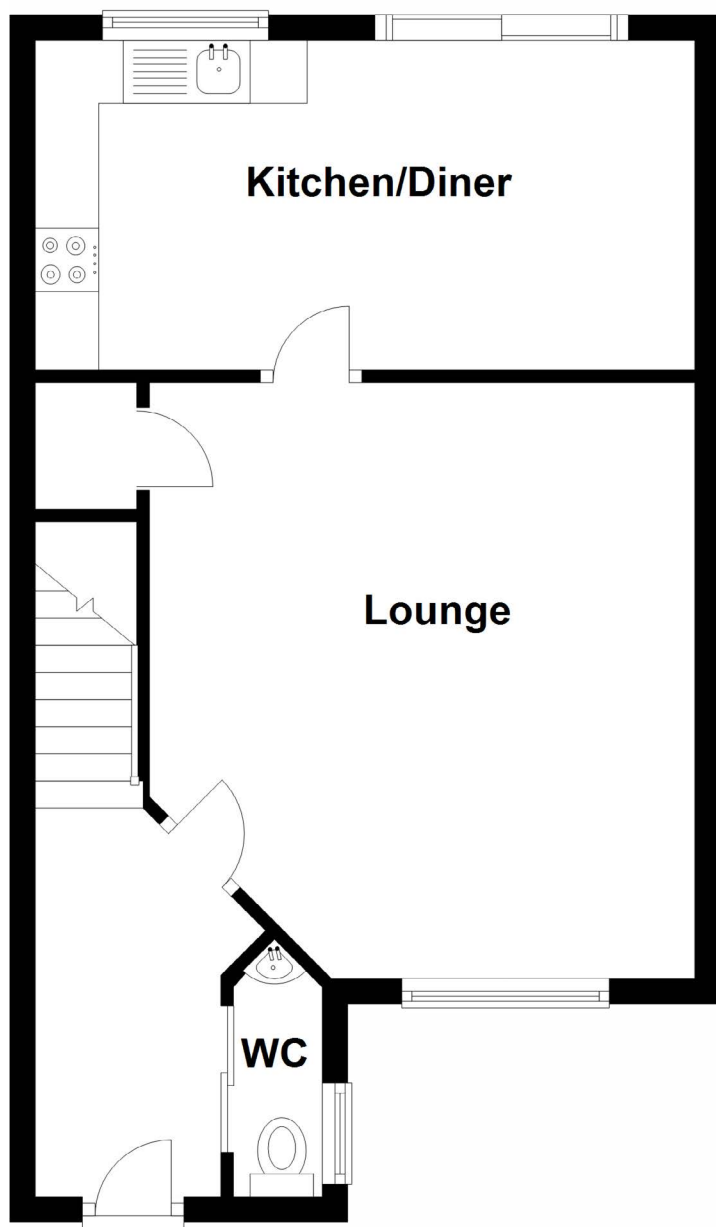


BATHROOM



Externally, the property comes with a mono blocked driveway for one car and a well proportioned rear garden with lawn and paved patio area.





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.20m (17'1") x 2.60m (8'6")
Lounge	4.70m (15'5") x 4.30m (14'1")
WC	2.20m (7'3") x 0.70m (2'4")
Bedroom 1	3.20m (10'6") x 3.10m (10'2")
En-suite	2.50m (8'2") x 1.60m (5'3")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 84m²
EPC Rating: C



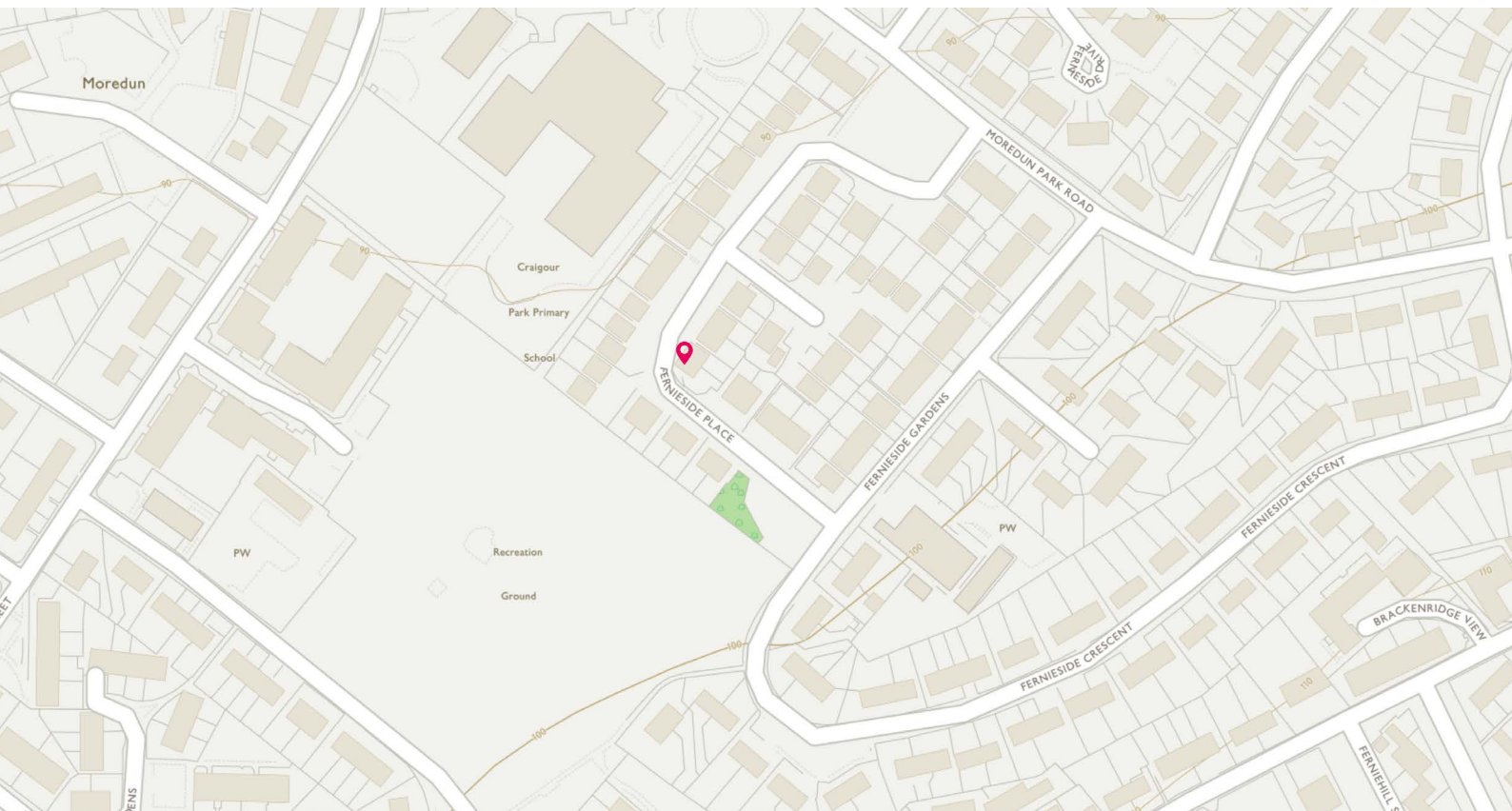
Fernieside Place is a lovely residential development within Liberton, a sought after residential area lying to the south of the city centre.

Local services include a bank, post office, chemist, corner shop, florist, newsagents and a wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are a nursery, primary and secondary schools 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 by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey 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.





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