




McEwan Fraser Legal
Solicitors & Estate Agents
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16 Fernieside Crescent

FERNIESIDE, EDINBURGH, EH17 7HW

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.

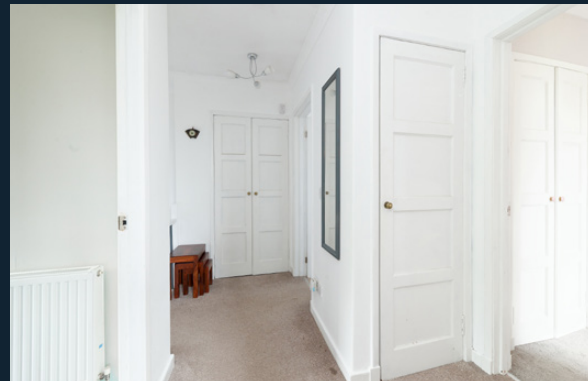
This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short walk away. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The 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.



McEwan Fraser Legal is delighted to present this fantastic 3/4 bed semi-detached house to the market. The property enjoys an elevated corner plot with a fantastically large rear garden that would be absolutely wonderful for a young family. Internally, the current owners have carried out a substantial renovation and opened up the internal layout to provide a fantastic dual aspect kitchen reception. This is a unique property and viewing is absolutely essential to appreciate the full scope of what the property has to offer.

You enter the property to find a welcoming hallway which is neutrally finished and includes a good under stair storage cupboard. The lounge is immediately to your front and overlooks the rear garden. Due to the flexible layout of the property, this room could be repurposed as either a formal dining room or even a fourth bedroom. On the left, you find the expansive open plan kitchen reception. Currently utilised as a dining kitchen, it has become the true heart of the home for the current owners. The removal of an internal wall has created a fantastic living space which boasts a top-quality kitchen and ample space for a large dining table or suite of furniture. Climbing the stairs, you find three good sized bedrooms and a stylish modern bathroom. For extra warmth and comfort, the property includes gas central heating and double glazing.

Arguably the most impressive feature of the house are the gardens. To the front, a small private garden is neatly finished behind a privet hedge which gives a nice sense of privacy. To the rear, the garden is staggering in a property of this price. The kitchen opens immediately onto a deck and then onto a raised patio area which is perfect for entertaining. A southerly aspect means the patio gets the sun for most of the day. Beyond that though, the garden keeps going and a large lawn wraps around the property. There is space for a summer house and a dedicated play area.





Specifications

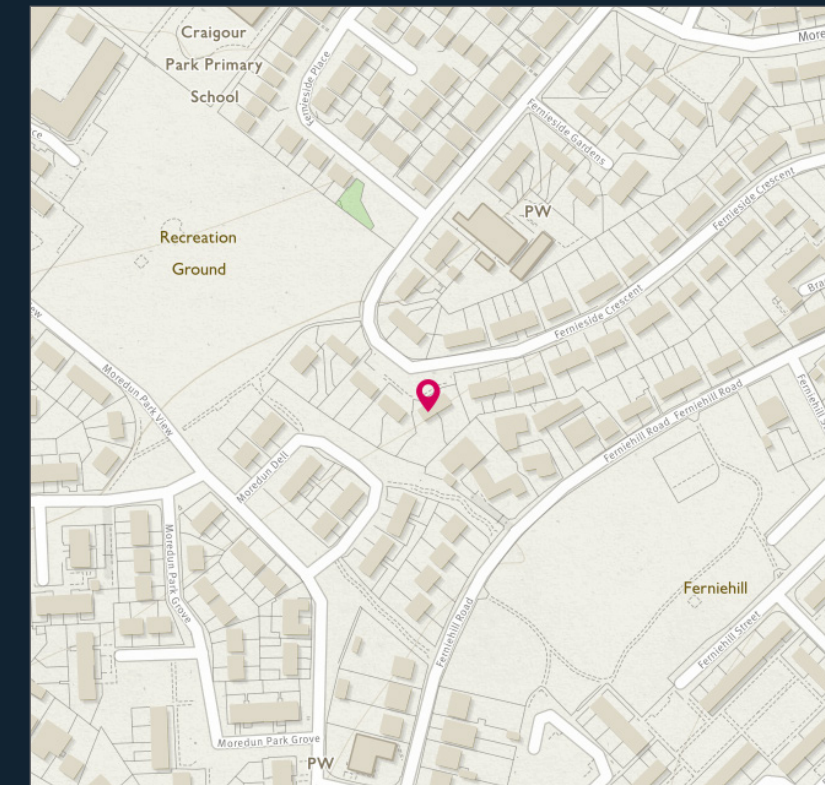
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.20m (10'6") x 3.00m (9'10")
Kitchen	4.50m (14'9") x 2.60m (8'6")
Dining Area	4.50m (14'9") x 4.20m (13'9")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.30m (10'10") x 2.60m (8'6")
Bedroom 3	4.20m (13'9") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 96m² | EPC Rating: C





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Part
Exchange
Available

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