



8 Fernieside Place
GILMERTON | EDINBURGH | EH17 7LF


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8 Fernieside is a charming three-bedroom end-terraced home nestled in the sought-after neighbourhood of Gilmerton in Edinburgh. The property is impeccably presented, offering a perfect blend of style, functionality, and comfort.

The living room is bathed in natural light, creating a warm and inviting atmosphere. The separate dining room features a seamless connection to the rear garden, providing a delightful space for entertaining or enjoying meals al fresco.

The kitchen is a highlight of the lower level, showcasing striking grey units that not only offer ample storage but also add a touch of contemporary elegance to the space. The practicality of the layout ensures a seamless cooking experience. Additionally, a convenient WC on this level adds to the overall functionality of the home.

Venturing to the upper level, you'll find two generously sized double bedrooms, each providing comfortable retreats for relaxation. The third bedroom is a versatile single, adaptable to various needs, such as a home office or a cosy guest room. The master bedroom is a standout feature, boasting an en-suite shower room for added convenience and luxury. The family bathroom on the upper level is a modern and stylish space, featuring contemporary fixtures and a shower over the bath. This well-appointed bathroom provides a tranquil retreat for daily routines. The combination of practicality and aesthetic appeal makes this home a delightful haven in the heart of Gilmerton, offering a perfect blend of modern living and traditional charm, in brief the property comprises:

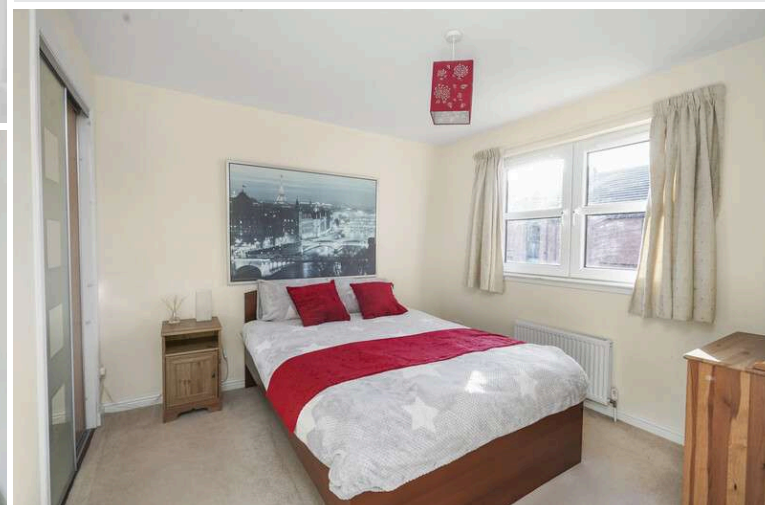
- Bright and spacious twin windowed living room.
- Separate dining room with direct garden access.
- Modern kitchen with striking grey unit.
- Handy WC on the lower level.
- Two double bedrooms and a versatile third bedroom.
- En-suite shower room and family bathroom with shower over bath.
- Front and back garden.
- Driveway and on street parking.
- Gas central heating and double glazing.

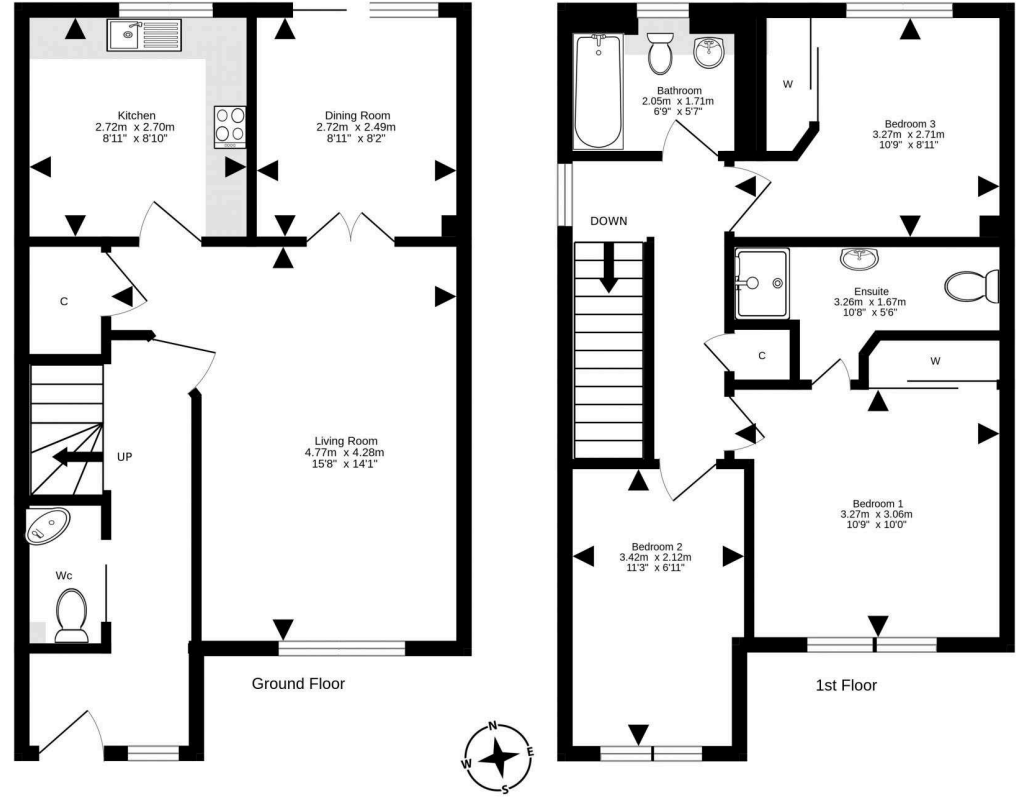
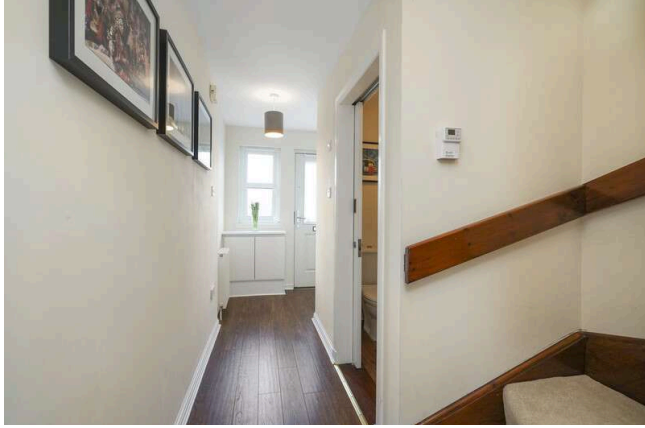
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fitting and items of furniture will be included in the sale, with the exception of the dining room shelving unit. EPC Rating C.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

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