



**11 Fernieside Place,
Gilmerton, Edinburgh, EH17 7LF**

CALL US ON 0131 447 4747

11 Fernieside Place, Gilmerton, Edinburgh, EH17 7LF

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Attractive living room.
- Double doors to dining kitchen with appliances.
- Breakfast bar with stools.
- French doors to rear garden.
- Door to driveway at side.
- Upper landing accessed via carpeted staircase.
- Two double bedrooms with built-in mirrored wardrobes.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway to side.
- Enclosed garden at rear.
- Open outlook to rear with views to Pentlands.
- On-street parking.



GENERAL DESCRIPTION

A semi-detached villa part of an exclusive development in the popular Gilmerton district of the city, a short journey to the south of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property is also close to the New Royal Infirmary. This is also an ideal commuter base with its proximity to the City Bypass and motorway network.

FACTORING NOTE

Hacking & Paterson are the factors for the communal areas within the development. There is an annual charge of £72 for the upkeep of these communal areas.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 4.4 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 400 METRES.

LOCATION

Fernieside Place forms part of the popular district of Gilmerton which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's and Aldi supermarket only a short distance away. Cameron Toll shopping centre provides a more extensive range of shopping requirements and is within walking distance or just a short journey by car or bus. Excellent public transport services operate on Gilmerton Road itself with frequent bus links to and from the city centre and surrounding areas. The city bypass is only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses and bowling clubs. The Cameron Toll centre also houses a gym with many lovely walks available at the Hermitage of Braid and Blackford Hill Local Nature Reserve. Schooling in the vicinity ranges from nursery to secondary level and the Edinburgh University Kings Building campus together with the new Edinburgh Royal Infirmary and Sick Kids hospitals are all within easy reach.

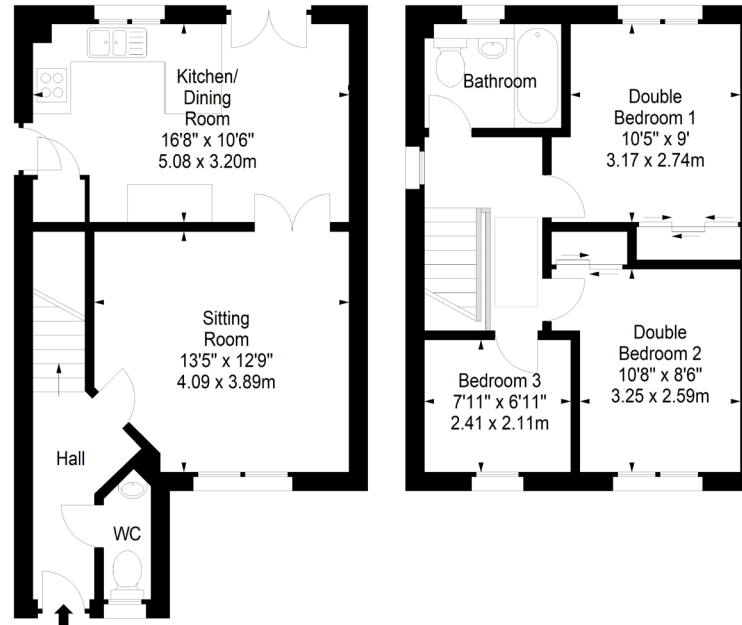
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER. SOME MIRRORS, BATHROOM FITMENTS AND BREAKFAST BAR STOOLS WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



Fernieside Place,
Edinburgh, EH17 7LF



Approx. Gross Internal Area
843 Sq Ft - 78.31 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.