



42 FERNIEHILL GROVE

FERNIEHILL, EDINBURGH, EH17 7BZ



1 PUBLIC



2 BED



1 BATH

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FERNIEHILL GROVE

Benefiting from stylish interiors, a south-facing enclosed garden, and unrestricted on-street parking, this two-bedroom end-terraced house is ideal for professionals and those with young families. Furthermore, the property enjoys a peaceful address on the rural fringes of the city, with far-reaching views towards Edinburgh Castle, just 20 minutes' commute from the city centre and conveniently close to the City Bypass.

Features

- Peaceful suburban location
- Far-reaching views towards Edinburgh Castle
- Tasteful contemporary interiors
- End-terraced house
- Entrance hall with storage & garden access
- Spacious, dual-aspect living/dining room
- Stylish breakfasting kitchen
- 2 double bedrooms with mirrored fitted wardrobes
- Bright shower room
- Enclosed south-facing garden with gated access
- Unrestricted on-street parking
- GCH & DG



“...Tasteful contemporary interiors, stylish breakfasting kitchen and 2 double bedrooms with mirrored fitted wardrobes...”



EPC Rating - C

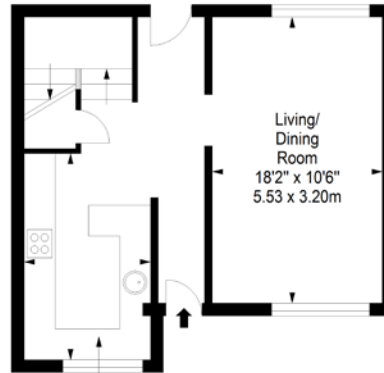
Home Report Value - £200,000

For up to date price & viewing information contact VMH Property or visit us online.



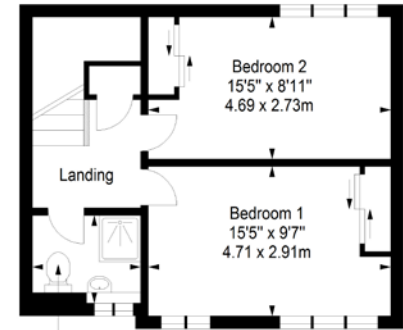
Extras: All fitted floor coverings, window coverings, integrated kitchen appliances and light fittings are included in the sale.

Ground Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



Breakfasting
Kitchen
13'1" x 8'1"
4.00 x 2.47m

First Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



Shower Room
6'8" x 5'6"
2.04 x 1.67m



Total area: approx. 80.7 sq. metres (868.7 sq. feet)



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CHARTERED FIRM

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