

LAW • PROPERTY • FINANCE

38 FERNIESIDE CRESCENT

Fernieside, Edinburgh, EH17 7HW







Situated on the fringes of Edinburgh and enjoying views towards its iconic castle, this semi-detached house represents a perfect family home with crisp minimalist interiors, an enclosed south-facing garden, and a private driveway. The airy contemporary interiors feature three double bedrooms, a bathroom, good built-in storage, and a bright reception room adjoining a stylish, south-facing kitchen with rear garden access. This quiet suburban setting offers the best of both worlds, lying close to open countryside and just 20 minutes' drive from central city amenities.

Extras: The property is sold as seen.

FEATURES

- Quiet suburban setting with Castle views
- Semi-detached house with neutral décor
- Vestibule and hall with storage
- Bright living/dining room
- South-facing contemporary kitchen with garden access, via a rear hall with storage
- Rear-facing principal bedroom with feature fireplace
- Two further double bedrooms with storage
- Three-piece bathroom
- Front garden and south-facing enclosed rear garden
- Private driveway
- Gas central heating and double glazing



"A QUIETLY LOCATED HOME WITH CASTLE VIEWS, A SOUTH-FACING ENCLOSED GARDEN AND PRIVATE PARKING."









EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)

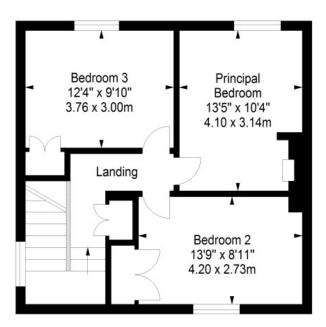
Bathroom 6'7" x 5'3" 2.00 x 1.60m



First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)





Total area: approx. 98.3 sq. metres (1058.1 sq. feet)



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