



GILSON GRAY

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:

D

COUNCIL TAX BAND:

C

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



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Ground Floor

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

First Floor

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



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

Kitchen
10'2" x 9'10"
3.10 x 3.00m

Bedroom 3
12'4" x 9'10"
3.76 x 3.00m

Principal
Bedroom
13'5" x 10'4"
4.10 x 3.14m

Hall

Living/
Dining
Room
15'9" x 12'5"
4.80 x 3.78m

Landing

Vestibule

Bedroom 2
13'9" x 8'11"
4.20 x 2.73m

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

EDINBURGH

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BORDERS

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