



23 Fernieside Avenue

Gilmerton, Edinburgh, EH17 7DN



VMH ESTATE AGENTS



Virtually Staged

Bright & well proportioned 3 bed semi detached family home in the popular Gilmerton area.

- Spacious sitting room
- Kitchen
- 3 double bedrooms - built-in wardrobes
- Bathroom with 3 piece suite
- Front & rear gardens
- Single car driveway
- Attic storage space
- Bright & well proportioned
- Spacious family home
- Gas central heating & double glazing



Offers Over: £210,000

EPC Rating: D

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in the popular Gilmerton area to the south of the city centre, this 3 bed semi detached property offers a spacious family home.

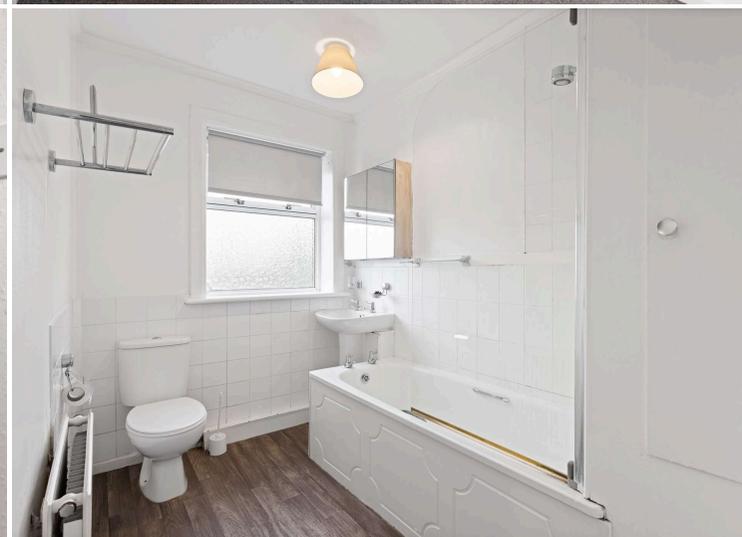
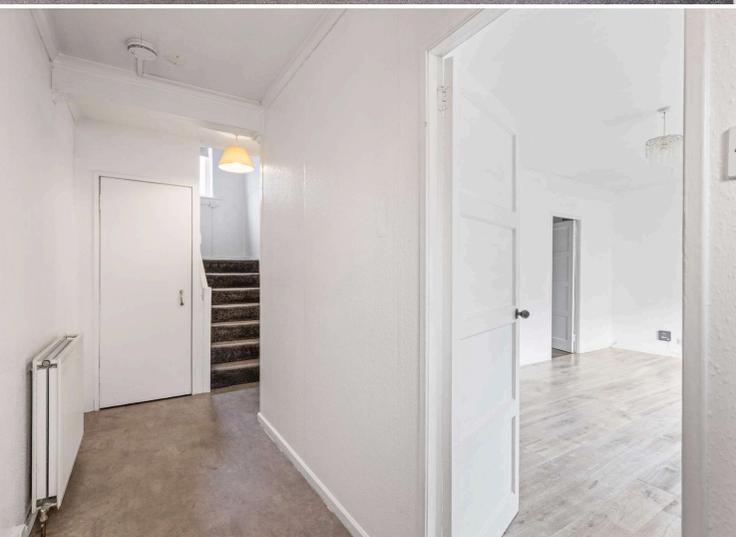
Internally the property is bright and well proportioned with a neutral decor throughout.

Further benefits include generous gardens to the front and rear, single car driveway, attic storage space, gas central heating and double glazing.

Extras

To include all fitted floor coverings, light fittings and blinds, fridge/freezer, washing machine and slot in electric cooker.

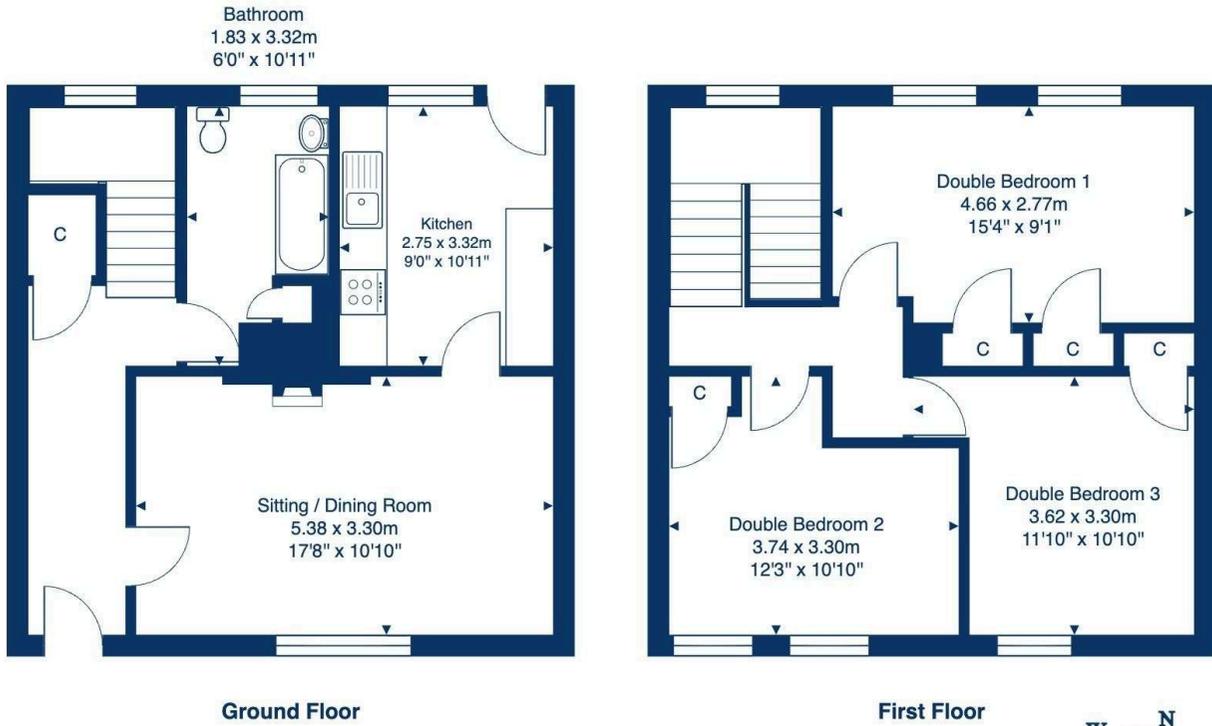




Location

Gilmerton lies a short distance to the south of the city centre. There is a good range of local shopping and banking facilities at nearby Cameron Toll including a Sainsbury's supermarket and additional shopping facilities at Straiton retail park. The city centre is approximately 15 minutes drive away and easily accessed by car or bus. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Leisure facilities in the locality include a number of golf courses including Liberton. The Royal Commonwealth Pool and Fitness Centre on Dalkeith Road are close by and there are opportunities for pleasant walks around Blackford Hill and the Braid Hills. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Scottish Borders and East Lothian. There are good schools nearby in both the state and private sectors.

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Ground Floor

First Floor

Total Area: 91.6 m² ... 986 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.