



Gilmerton, Edinburgh

7 FERNIEHILL GARDENS, EDINBURGH EH17 7BA

Viewing is highly recommended of this lovely, well-proportioned terraced villa, offering excellent family accommodation in a sought-after residential area with easy access to the city centre and the city bypass.



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DESCRIPTION

Wilson Ward is delighted to present to the market 7 Ferniehill Gardens, which is a lovely well-proportioned terraced villa, offering excellent family accommodation. The property comprises of:

- Hall
- Lounge/Dining Room
- Kitchen
- Shower Room
- Three Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens

LOCATION

Gilmerton is a popular residential area, adjacent to Liberton, to south east of Edinburgh, with excellent local amenities and ideal for commuters with easy access to the city centre itself and to the City Bypass, A7, A68 and A1 and links to the M8 and M9 motorways. There is a regular public transport service to the city centre and neighbouring areas. Shopping is superb with a good choice of local shops and supermarkets and additional facilities are available at Cameron Toll Shopping Centre, Fort Kinnaird Retail Park, Asda Hypermarket at The Jewel and Straiton Retail Park, all within easy reach.

Schooling is available in the area at all levels. Recreational facilities include access to the Hermitage of Braid and Blackford Hill Nature Reserve and to the beautiful Midlothian countryside with the Pentland Hills and Hillend Snow Sports Centre nearby, numerous golf courses, Gracemount Leisure Centre and the Royal Commonwealth Pool and private health clubs at Shawfair and Newcraighall all easily accessible. The property is also well placed for access to the Edinburgh Royal Infirmary and the Edinburgh Bioquarter.

EXTRAS

All carpets, floor coverings, light fittings, built-in cooker/oven and hob, washing machine, tumble dryer and fridge freezer are all included in the sale.

COUNCIL TAX BAND

Band B

VIEWING

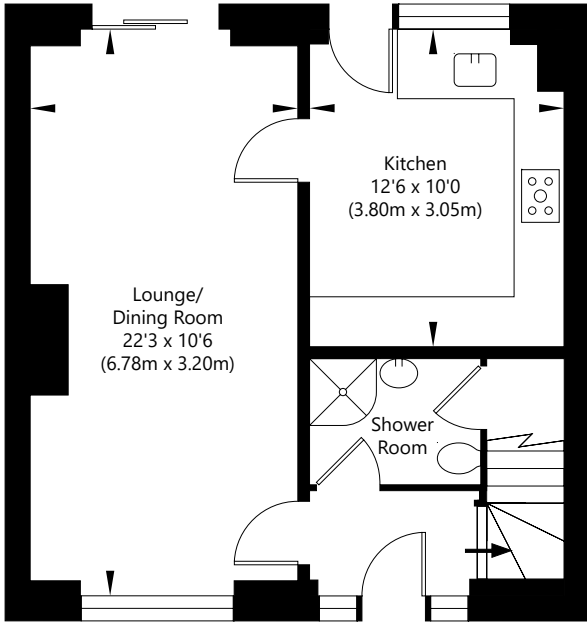
Viewing by appointment with Agents: Tel: 0131 467 7550



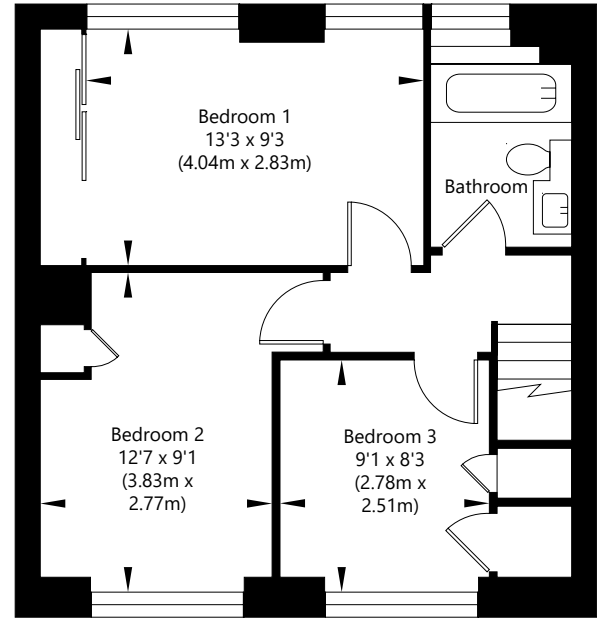


Approx. Gross Internal Floor Area 84.84 Sq M / 913 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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