



DMD | SOLICITORS &
ESTATE AGENTS

14 Ferrier Medway, Edinburgh, EH17 8PW

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Beautifully presented three-storey mid terraced townhouse offering generous family accommodation and finished to a high specification throughout. It was newly built in 2021 and is still within the NHBC warranty period for added peace of mind. It has a private monoblocked driveway, integral garage and well-tended private rear garden. There is gas central heating with a logic Combi boiler, which is serviced annually and it is fully double glazed throughout. There are solar panels fitted to the roof which substantially lower the running costs of the house.

The accommodation comprises:

- Welcoming entrance hall with staircase with storage beneath
- Spacious downstairs double bedroom with built-in wardrobes en-suite shower room
- First floor landing providing access to the rooms and with staircase to the second floor
- Generous living room with two double windows providing plenty of natural light
- Well-equipped fitted kitchen with a range of modern white units with grey laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, oven, dishwasher, washing machine and fridge freezer
- Separate WC compartment with wash basin
- Two further good sized double bedrooms with built-in wardrobes
- Family bathroom with partially tiled walls, WC, pedestal wash basin and bath with shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
B



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ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request

Factoring

There is a factor fee of £10 a month paid to Ross & Liddell Ltd. This only covers common areas within the development and not the property itself.

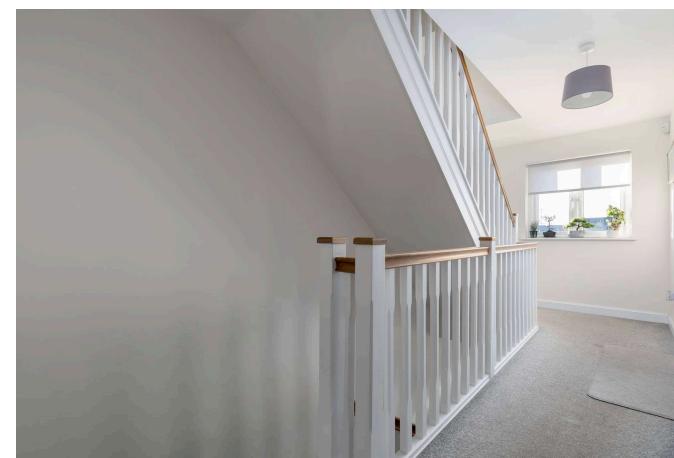
Location

The property is located in the popular Gilmerton area of Edinburgh, which lies to the south of the city centre. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity including Lidl, Aldi and Morrisons supermarkets. The local schools are within walking distance as well as a library and Liberton golf club. It is conveniently located for Straiton Retail Park, which also has an Ikea and Costco. There is an excellent regular bus service to Edinburgh city centre and it is close to the City Bypass.

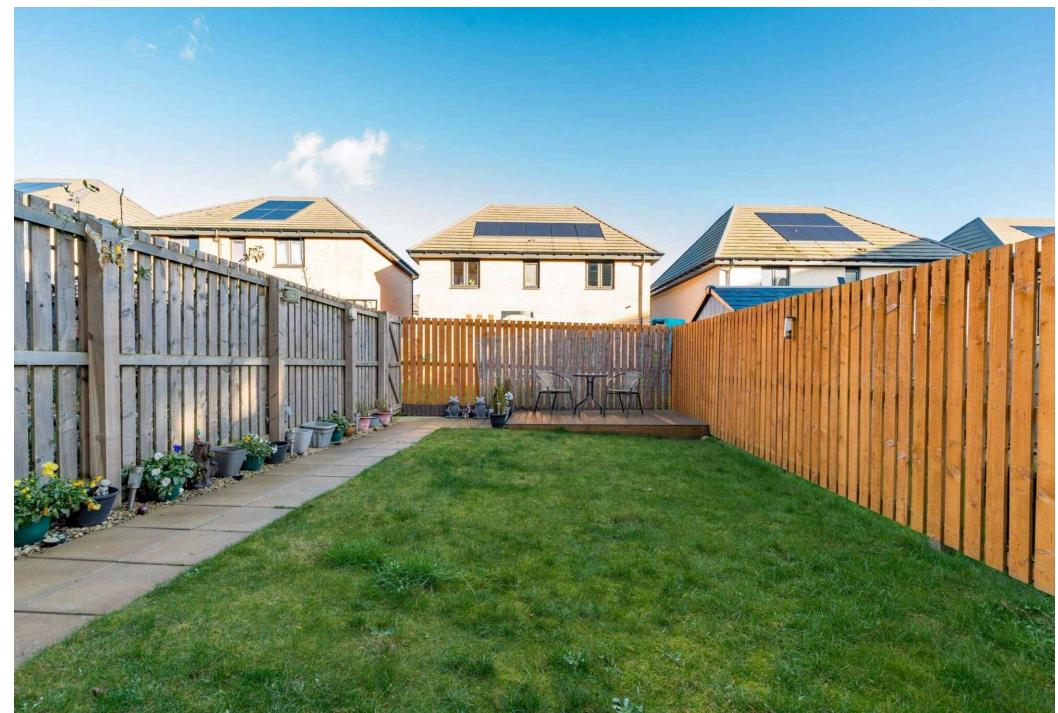
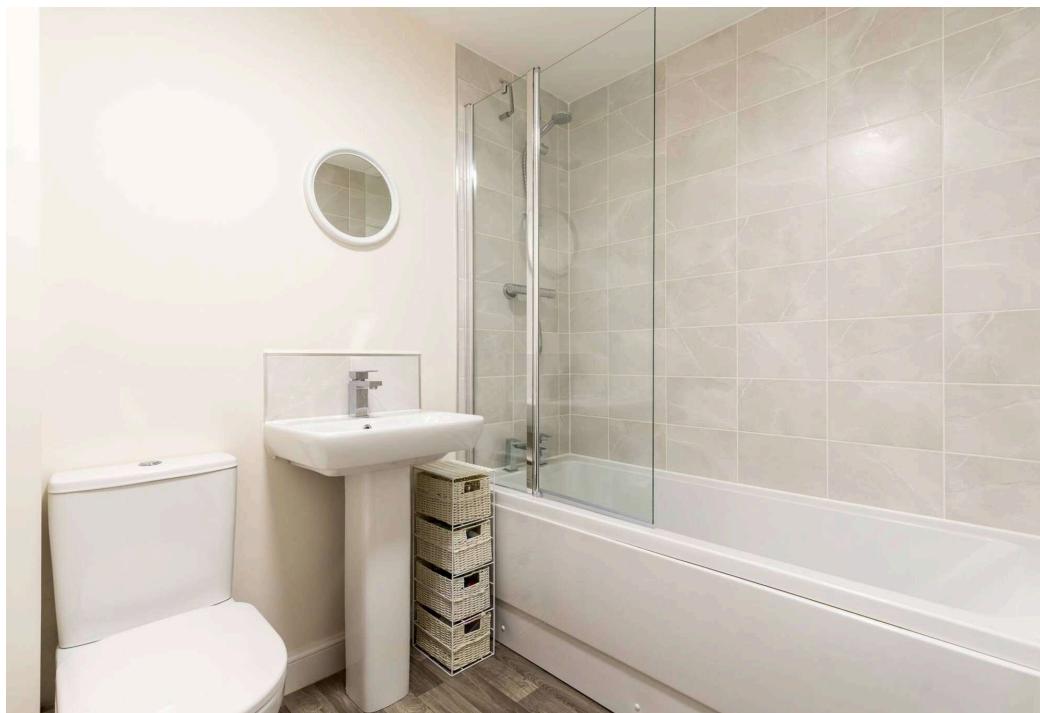
Extras

The fixed floor coverings, blinds, light fittings (excluding the shades) and kitchen appliances are included in the sale. The curtains are excluded from the sale.

Council tax - Band F









Ferrier Medway,
Edinburgh,
Midlothian, EH17 8PW



Approx. Gross Internal Area

1154 Sq Ft - 107.21 Sq M

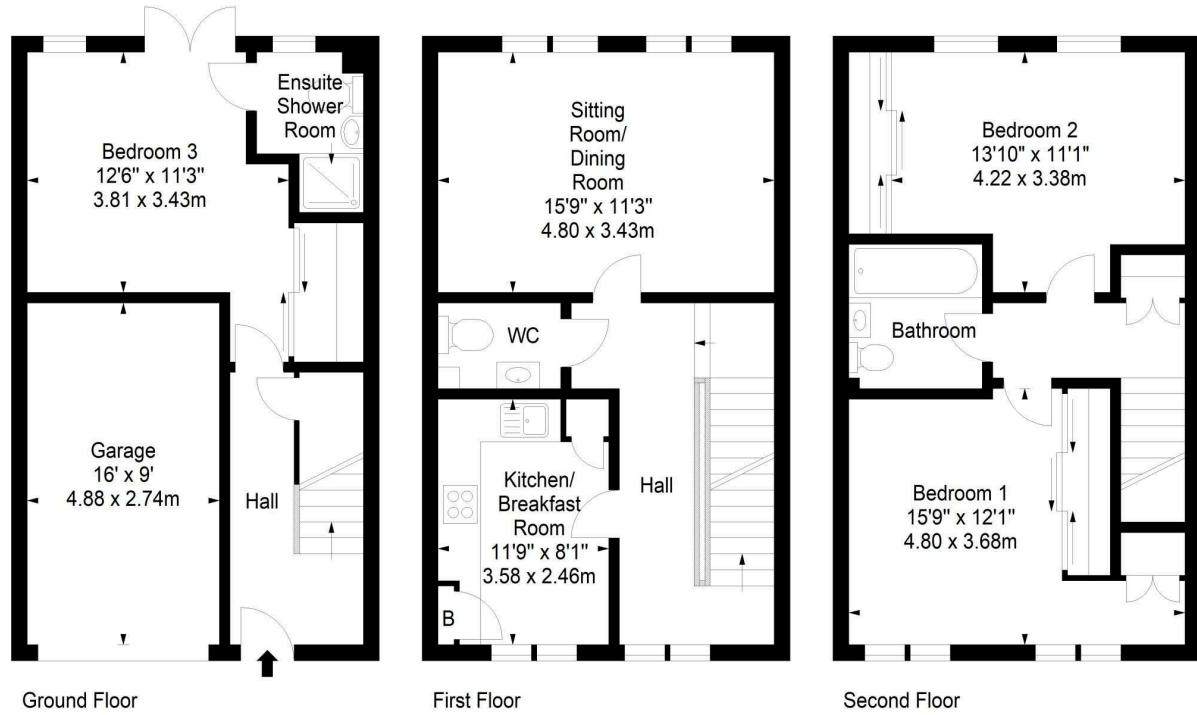
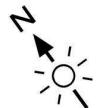
Garage

Approx. Gross Internal Area

144 Sq Ft - 13.38 Sq M

For identification only. Not to scale.

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Offers can be submitted in writing, fax or email:

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