



## 20 Femieside Place, Edinburgh, EH17 7LF

Beautifully Presented & Spacious, Four-Bedroom, Semi-Detached Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Beautifully presented and spacious, this four-bedroom semi-detached family home offers stylish interiors, gardens and a driveway. Well-located in a popular, modern development in Fernieside, to the south of Edinburgh city centre.

Comprises an entrance hall, living room, dining room, kitchen, utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor shower room.

Ready-to-move-in - highlights include a high-quality, fully integrated kitchen, stylish bathroom suites, quality flooring and extensive spot lighting. In addition, there is gas central heating, double glazing, keyless locks, and superb storage, including a partially floored loft with fitted drop-down ladder.

To the front is an EV point and the double driveway, whilst an enclosed rear garden includes a decked patio, lawn, powered store shed, and planting beds.

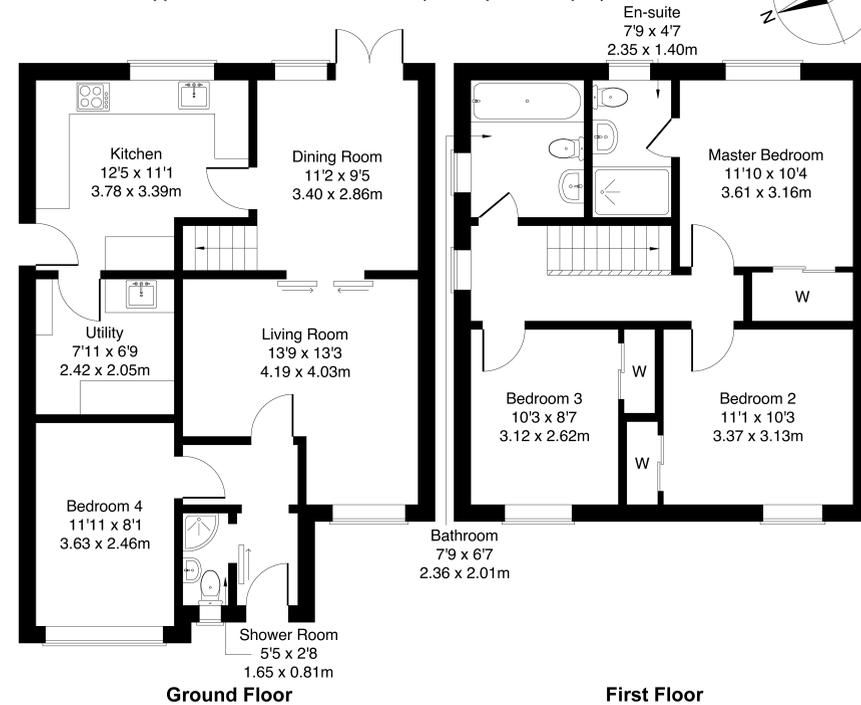
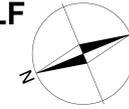
A welcoming entrance hall leads into an elegant living room, tastefully finished with a front-facing window and solid oak flooring that flows seamlessly into the adjoining dining room. Sliding doors provide flexible open-plan living, while the rear-facing dining room enjoys direct access to the garden—perfect for family life and entertaining. From here, there is also access to the staircase leading to the upper level and through to the kitchen. The contemporary kitchen is fitted with modern units, complementary worktops and a tiled surround, and features a sink with a drainer and a spray-pull tap. Integrated appliances include an eye-level oven and microwave, and a five-ring gas hob. A separate utility room provides excellent additional storage with matching units and worktops, a further sink, an integrated full-size fridge and a separate full-size freezer, with space for further freestanding appliances. Completing the ground floor is a versatile fourth bedroom, quietly positioned to the front, alongside a convenient shower room—ideal for guests or home working.

Upstairs, the spacious rear-facing master bedroom benefits from light decor, carpeted flooring, a built-in wardrobe and a stylish en-suite shower room. Two further well-proportioned double bedrooms are set to the front, each featuring mirrored built-in wardrobes and neutral finishes. The family bathroom completes the accommodation and is fitted with a contemporary three-piece suite including a shower over the bath, modern splash walls and a ladder-style radiator.



20 Fernieside Place, Edinburgh, EH17 7LF

Approximate Gross Internal Area: (1206 sq ft - 112 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Fernieside is a well-established and popular residential area situated to the southeast of Edinburgh, offering an excellent balance of city access and proximity to open countryside. The area benefits from swift access to the city bypass and motorway network, as well as frequent public transport services providing easy connections to the city centre. Residents enjoy a wide range of local amenities, with supermarkets including Morrisons, Tesco, Aldi and Iceland nearby. Further retail and leisure options are available at Cameron Toll Shopping Centre, Straiton Retail Park, Fort Kinnaird and The Gyle

Shopping Centre. Outdoor pursuits are particularly well catered for, with the nearby Pentland Hills Regional Park offering excellent walking and cycling routes, and Hillend Ski Slope providing year-round skiing and snowboarding. Woodland walks at Mortonhall Estate further enhance the area's appeal. Families are well served by respected local schooling, including Gilmerton Primary School and Gracemount High School, making Fernieside an attractive choice for a wide range of buyers.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

