



59 Femieside Crescent, Gilmerton, Edinburgh, EH17 7HS

Beautifully Presented and Spacious, Three-Bedroom, Main Door, Upper Villa

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Property Description

Beautifully presented and spacious, three-bedroom, main door, upper villa, with generous gardens and a driveway. Located in the popular residential area of Gilmerton, to the south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a shower room.

Freshly decorated for the market and featuring a new kitchen, gas central heating (12 months old) and excellent storage provision, including bedroom stores.

In addition, there is extensive contemporary flooring, double glazing and skyline views of the Pentlands, Edinburgh and the River Forth.

Externally, there is a private driveway to the front, whilst a particularly large and enclosed, L-shaped rear garden includes a large, modern store shed.

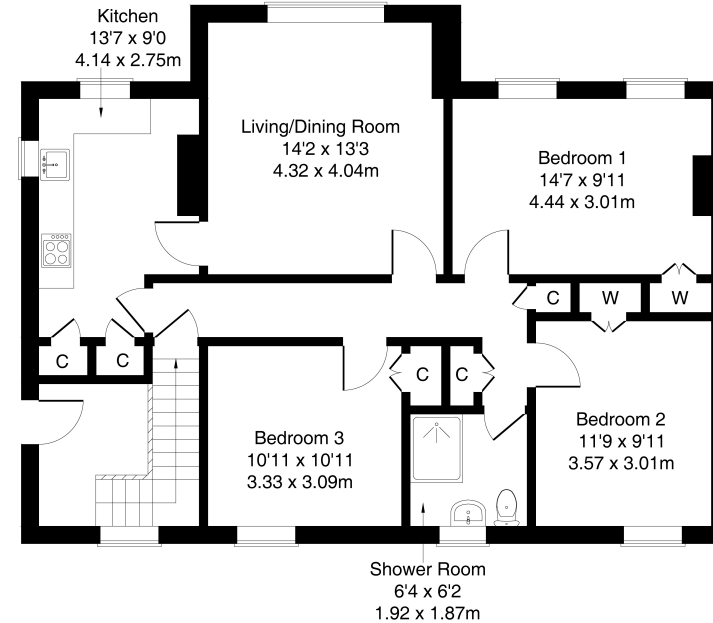
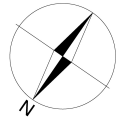
A generous ground-floor entrance hall offers ample cloak and storage space, and features tiled flooring continuing on the stairway to the upper level. The main floor hall then gives access throughout, and features tiled flooring and a storage cupboard. Set to the front, a large reception room offers space for both lounge and dining furniture and features modern flooring and 'floating' shelves. A bright, corner-aspect kitchen has access from both the hall and living room and includes two deep, built-in storage cupboards. Modern fitted units include marble-effect worktops, a tiled surround, a sink with a drainer, an integrated electric oven and a ceramic hob with a canopy above.

Set to the front, bedroom one includes a built-in store, a shelved press, a pendant light fitting and modern wood-effect flooring. Two further well-proportioned bedrooms are set to the rear, with skyline views, and both feature modern flooring and built-in stores. The shower room is also rear-facing and is fitted with a two-piece suite and a corner cubicle, with tiled walls and 'wet room' style flooring.



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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)

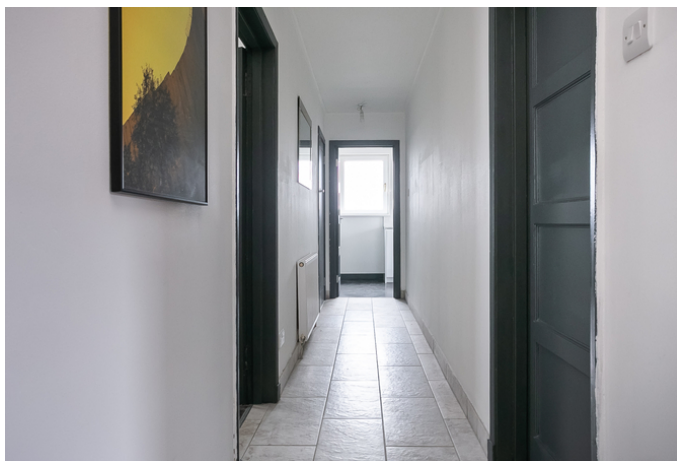


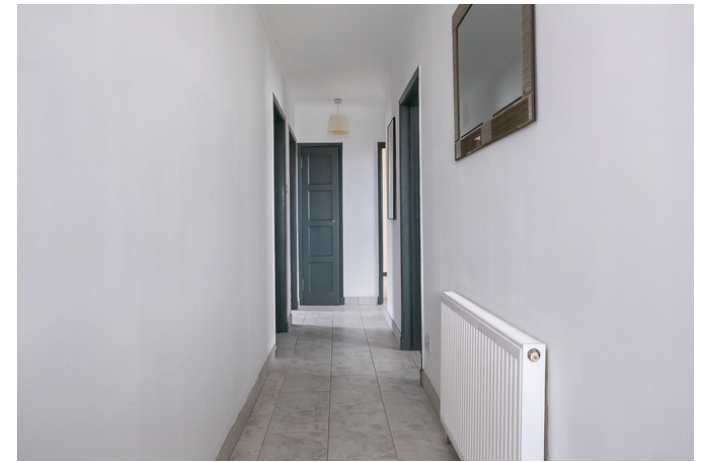
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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