



## 1 Femieside Place, Edinburgh, EH17 7LF

Beautifully Presented & Spacious, Four-Bedroom, Modern Semi-Detached Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, modern semi-detached family home with gardens and an integrated carport. Situated in a popular residential development in the Gilmerton area, south of Edinburgh city centre.

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

With an impressive ground floor living space, a stylish integrated kitchen with Silestone worktops, contemporary flooring and lighting. In addition, there are Juliet balconies, gas central heating, solar panels, generous bathroom suites, triple glazing, and a floored loft.

To the front is a driveway and the carport, whilst a good-sized enclosed rear garden includes a lawn and patios.

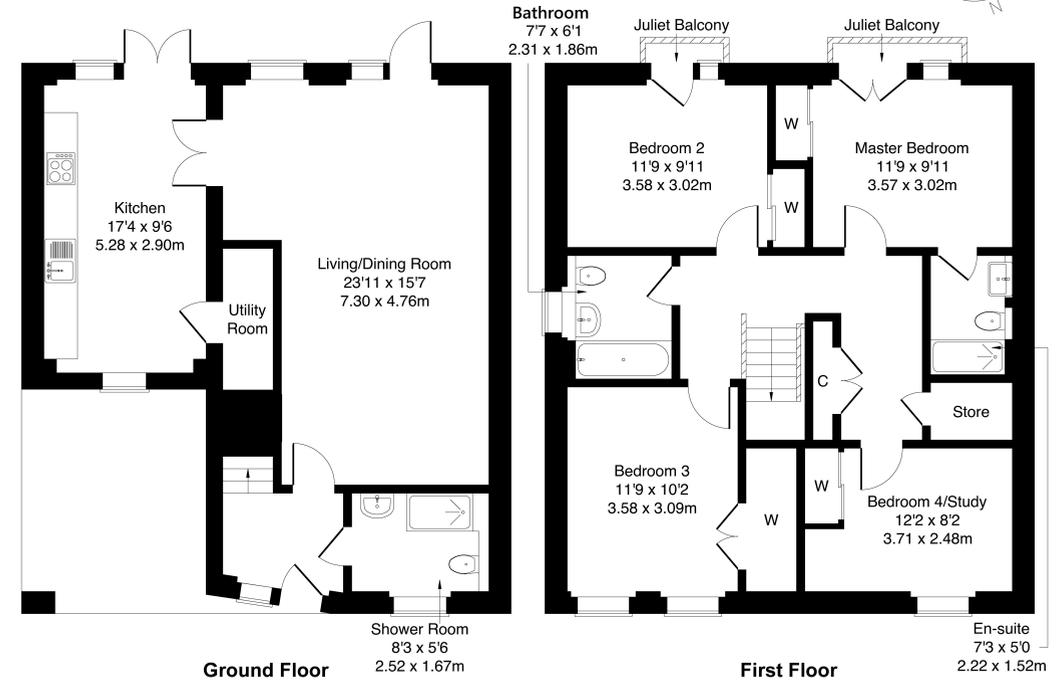
The welcoming entrance hall provides an immediate sense of space and practicality, featuring a convenient shower room to the right. From here, access is provided to the living areas as well as the staircase leading to the first floor, while the property as a whole benefits from excellent storage provision and access to a loft with fitted ladders. The spacious living/dining room is a bright and versatile area, finished with attractive wood-effect flooring and central light fittings. There is ample room for both comfortable seating and a full dining arrangement, making it ideal for everyday living and entertaining. French doors open directly onto the rear garden, allowing for plenty of natural light and creating a seamless connection between indoor and outdoor space. Accessed via double doors from the living room, the modern fitted kitchen continues the wood-effect flooring and is finished with stylish Silestone worktops and a stone-effect splashback. French doors also lead out to the rear garden, while a separate utility room provides additional practicality. Integrated appliances include a fridge/freezer, microwave, dishwasher, oven and an induction hob.

Upstairs, the principal bedroom features soft carpeted flooring, a built-in wardrobe with sliding doors and a Juliet balcony that enhances the sense of light and space. The room is further complemented by access to a modern en-suite shower room. Bedroom two also benefits from carpeted flooring, a built-in wardrobe with sliding doors and its own Juliet balcony, creating another bright and comfortable double bedroom. Two further bedrooms are located on this floor, both carpeted and each featuring built-in wardrobes, making them well-suited as additional bedrooms, guest rooms or a home office if desired. A built-in cupboard and a separate store cupboard are positioned along the hallway before reaching bedroom four, providing further useful storage. Completing the property, the modern three-piece family bathroom features wood-effect flooring, spotlighting, a tiled splashback surround and a shower over the bath.

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Approximate Gross Internal Area: (1453 sq ft - 135 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 popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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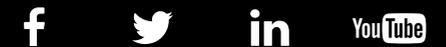
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