



80 Ferniehill Drive, Edinburgh, EH17 7DT

Beautifully Presented, Two-Bedroom, Mid-Terrace House with Front & Rear Gardens

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Property Description

Beautifully presented, two-bedroom, mid-terrace house with front and rear gardens. Located in the popular residential area of Gilmerton, to the south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a family bathroom, and rear porch & WC with underfloor heating.

Tastefully finished in light modern decor and fittings - ready to move in. Highlights include a bright, stylish fitted kitchen, a modern bathroom, quality flooring for the ground floor, and extensive spotlighting.

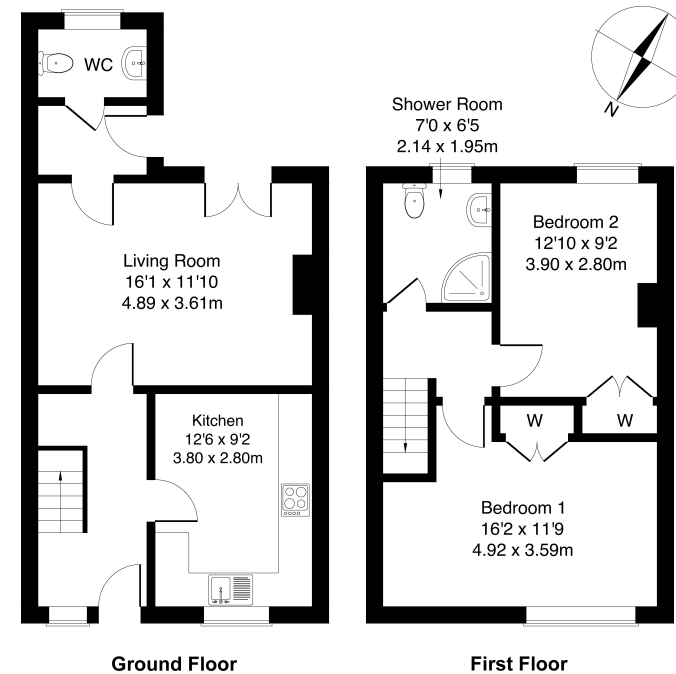
In addition, there is gas central heating, double glazing, upgraded internal doors, and good storage provision, including a loft.

Externally, there is a lawn to the front, whilst an enclosed rear garden has a paved patio, a synthetic turf lawn.

Beautifully presented, two-bedroom, mid-terrace house with front and rear gardens. Located in the popular and well-connected Gilmerton area, this stylish mid-terraced home offers modern living with a thoughtful layout—perfect for first-time buyers, young professionals, or those looking to downsize. You're greeted by a warm and welcoming entrance hall, complete with underfloor heating in both the porch and WC, with wood-effect flooring leads through to a spacious living room, designed for comfort and relaxation. The room features spot lighting, a wall-mounted TV point, a contemporary fireplace, and French patio doors that open out to the rear garden. A generously sized WC is also conveniently accessed from this space. The modern fitted kitchen is well-appointed with stone-effect worktops, a gas hob with an overhead extractor fan, an integrated fridge/freezer, and a sink with a drainer. Freestanding appliances, including a washing machine and dishwasher, provide added convenience.

A carpeted staircase leads to the upper level, where two well-proportioned bedrooms offer built-in wardrobes, soft carpeted flooring, and central light fittings. Completing the home is a sleek three-piece bathroom featuring tiled splashback surrounds, spot lighting, and a modern ladder-style radiator.

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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



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

Area Description

Situated in a well-established and family-friendly community, Gilmerton offers a superb blend of local amenities and green open spaces. The area caters to a variety of recreational interests, with nearby golf courses, sports centres, public parks, and scenic countryside routes ideal for walking and cycling. Daily essentials are easily met with a range of specialist shops on Drum Street, alongside convenient access to both Lidl and Morrisons supermarkets. For more extensive retail options, Cameron Toll Shopping Centre and Straiton Retail Park are just a short drive away, offering a

wide selection of high-street stores and major retailers. Families benefit from excellent local schooling, with Gilmerton Primary and Gracemount High School both within easy reach. The area is also well-served by regular bus services providing direct routes to Edinburgh city centre via Gilmerton Road, while the nearby city bypass offers swift connections to the wider motorway network and popular shopping destinations such as Straiton, Fort Kinnaird, and The Gyle.





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