



**36 Ferniehill Gardens, Edinburgh, EH17 7AZ**  
**OFFERS OVER £180,000**



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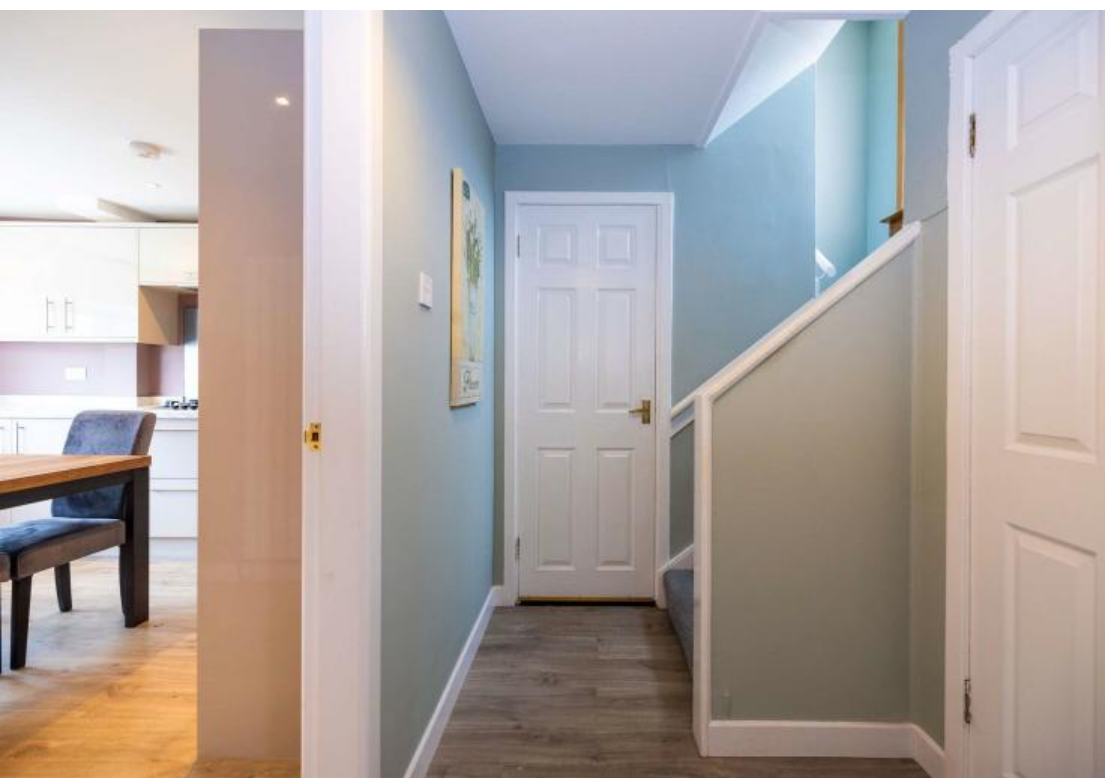
Enjoy bright and comfortable living with this well-presented two-bedroom end-terrace home in the popular residential area of Ferniehill.

Situated in a quiet cul-de-sac the property is approached via a private and neat gated front garden, with the front door then opening directly into the impressive modern dining kitchen, recently fitted in 2020. Here light modern gloss finish wall and floor units complement white marble effect worktops, and wood-inspired flooring whilst quality integrated appliances include an extractor hood, eye-level double oven, and gas hob. The finishing touches of a vertical radiator and warm colour scheme make this a most welcoming and stylish space.

Moving across the hallway and the appealing dual-aspect carpeted living room is flooded with natural light and enjoys a generous footprint that spans the length of the property. With large picture windows to the front and the rear along with a focal mantle and hearth, it is the perfect room for friends and family alike to gather.



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Moving upstairs the two carpeted double bedrooms are spacious yet offer a cosy and restful feel. Featuring built-in wardrobes, an abundance of natural light, and a tasteful décor they are a peaceful retreat.

Both bedrooms share an attractive fully tiled family bathroom complete with a white suite of WC, washbasin built into vanity, and bath with wall-mounted shower.

Gas central heating and double glazing are fitted throughout. The boiler is newly fitted with 2 years left on the warranty.

The property also has an attic with Ramsay ladder and ample cupboard space throughout.

Completing the accommodation is a tranquil and low-maintenance enclosed south-facing rear garden consisting mainly of decorative stones, and there is ample on-street parking.

All furnishings available by separate negotiations.



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Close to Ferniehill Community Park and Gracemount Leisure Centre with a 25m pool, gym, and fitness classes, the property enjoys easy access to a variety of renowned golf courses including those at Liberton and Kings Acre Golf Clubs. Nearby Dalkeith Country Park and Midlothian Snowsports Centre have a wealth of activities, and the newly opened David Lloyd Health Club at Shawfair has tennis courts, swimming pools, a state-of-the-art-gym. Vibrant Newington, which is only a short ten-minute drive boasts a wonderful array of bars, restaurants, and independent retailers. There is a Morrisons on Gilmerton Road and both Cameron Toll Shopping Centre which has a Sainsbury's supermarket, and Straiton Retail Park, minutes away. The University of Edinburgh King's Buildings and The Royal Infirmary are within easy reach. There is excellent schooling locally. Superb transport links mean that there is quick access into the city centre, by way of regular bus services, or by car, and the A1 and City Bypass are in close proximity.

## Get in touch



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36 FERNIEHILL GARDENS, EDINBURGH, EH17 7AZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 885 SQ FT / 83 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.