



Deans Properties

Deans Solicitors and Estate Agents LLP



25 Featherhall Crescent North
Corstorphine, EH12 7TY



DETACHED BUNGALOW

- Lounge/Bedroom 3
- Family Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Floored Attic
- Driveway & Garage
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – C



This generously-proportioned detached bungalow occupies a fantastic elevated position offering privacy and a lovely outlook in a highly sought-after location in Corstorphine in west Edinburgh. The property is ideally placed for access to local amenities and public transport links. The accommodation comprises; spacious bay-windowed lounge suitable for use as a third bedroom, open-plan family room/dining room with patio doors to the rear garden, modern kitchen, two good-sized double bedrooms and bathroom with shower over bath. There is a large, floored attic with further eaves storage space. An extensive, sunny garden lies to the rear and there is a further neatly maintained garden lies to the front and a driveway and garage give ample off-street parking and there is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, dishwasher and wardrobes in bedroom one. The appliances included are sold as seen with no warranty provided.



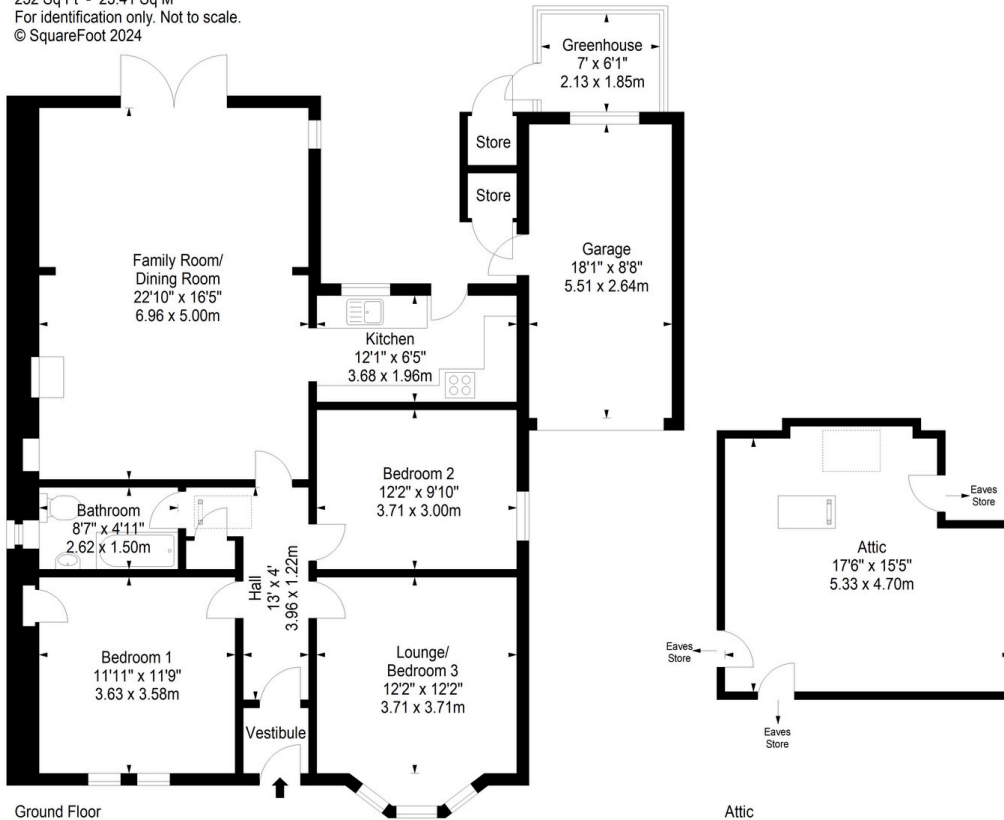


**Featherhall Crescent North,
Edinburgh,
Midlothian, EH12 7TY**



Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
(Including Garage, Stores & Green House)
Attic

Approx. Gross Internal Area
252 Sq Ft - 23.41 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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