










Offers Over

**£470,000**

## 32 Featherhall Crescent North

Corstorphine | Edinburgh | EH12 7TY

Traditional detached bungalow affording a substantial plot with extensive wrap-around gardens, driveway and car port, quietly positioned off a private road, shared with only one other property. Well positioned in the enviable Corstorphine district of Edinburgh, close to excellent amenities, reputable schooling and superb transport links.

-  3 Bedroom
-  2 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Car Port
-  EPC Rating – F
-  Council Tax Band - G



## Description

This property requires full modernisation and upgrading yet provides a wonderful opportunity for development with large attic and extensive grounds, ideally suiting those with a vision to modernise and extend to their own particular specification, subject to the relevant permissions being obtained. The accommodation comprises entrance vestibule, hallway with hatch to attic, there is a bay windowed sittingroom with fireplace and shelved press. Located to the rear is a sizeable diningroom again with fireplace, open shelved recess with storage below. The kitchen is located off with two large pantries and UPVC door leading to the sun room, which in turn leads to the rear garden. There are two generously proportioned double bedrooms, a sizeable single bedroom all with built-in storage and the bathroom comprises of a three piece suite with shower over bath. Further benefits include gas central heating and double glazing.



## Extras

The floor coverings, light fittings and blinds will be included in the sale together with the gas cooker, washing machine and fridge freezer. No warranty will be given to the working condition of the appliances.

## Gardens, driveway & car port

The property commands an extensive plot with wrap-around gardens including a substantial rear garden laid to lawn. A driveway is located to the side/rear of the house with car port.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

The property is quietly positioned within the sought-after Corstorphine district of the city, which lies to the west of the City Centre. Many local shops and services are on hand including a Tesco & Lidl supermarket, both just a short walk from the property. The Gyle Shopping Centre and Hermiston Gait slightly further afield both offer a wider range of high street named stores and services. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 106.79 Sq M / 1149 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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