



Solicitors & Estate Agents










Offers Over

£470,000

39 Featherhall Crescent South

Corstorphine | Edinburgh | EH12 7UL

An excellent opportunity has arisen to purchase this sizeable, extended traditional detached bungalow with private gardens including a south-facing rear garden, driveway and single garage. Forming part of the sought after Corstorphine district of the city, close to excellent amenities, transport links and reputable schooling.

-  3 Bedroom
-  2 Public room
-  1 Shower room
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - E



Description

The property would now benefit from upgrading and modernisation, providing a fantastic opportunity for a buyer to renovate to their own specific specification. Offering excellent potential, the accommodation comprises entrance vestibule, T-shaped hallway with split level staircase leading to the upper floor. Located to the front is a bay windowed lounge, there is a formal diningroom situated to the rear with the kitchen located off. There is a wooden conservatory accessed from the kitchen, which in turn leads to the rear garden. Two bedrooms are located on the ground floor with the third bedroom located on the first floor level with excellent eaves storage. Finally, the shower room, located on the ground level, comprises of a three piece suite with wet wall paneling with walk-in shower with Rainfall dual shower unit. Benefits include gas central heating with combi boiler and the windows are predominantly double glazed.



Extras

The property shall be sold as seen.

Gardens, driveway and garage

The property sits on a generous plot with private gardens to the front, side and rear. A driveway leads to the single garage and the enclosed rear garden benefits from a south-facing aspect, laid to lawn with further access into the garage.

Viewing

By appointment with Neilsons on 0131 625 2222.





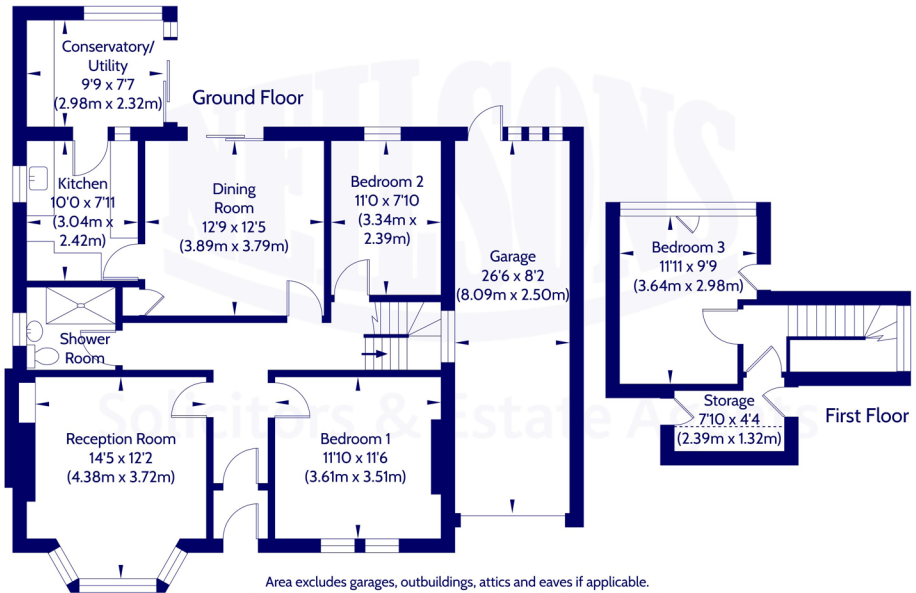
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. 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 108.68 Sq M / 1170 Sq Ft.



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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