



Offers Over

**£215,000**

## 5 Featherhall Place

Corstorphine | Edinburgh | EH12 7TN

Located in the ever popular district of Corstorphine, this well proportioned two bedroom lower villa enjoys close proximity to excellent local amenities, convenient transport links and attractive green spaces. Benefitting from private gardens and a driveway, the property offers an ideal opportunity for first time buyers, professionals and downsizers alike.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Private garden
-  Driveway
-  EPC rating – C
-  Council tax band - C



## Description

In move in condition, the accommodation briefly comprises; entrance hallway, bright and airy lounge/ dining room with fireplace, fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, two double bedrooms, and a shower room with a double size cubicle, white suite and heated towel rail. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine and garden shed. Some other furniture is available by separate negotiation.

## Gardens and parking

There is a private garden to the front and side offering a place for relaxing and dining in the warmer months, and a communal drying green to the rear. A driveway provides useful off street parking, with on street parking also available in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

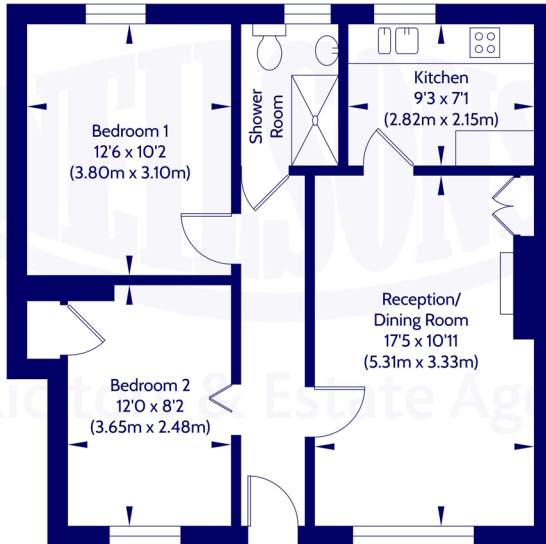
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.





Approx. Gross Internal Floor Area 57 Sq M / 612 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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