



11 Featherhall Crescent South  
CORSTORPHINE | EDINBURGH | EH12 7UL

  
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A seldom available opportunity has arisen to acquire this beautifully presented, converted, detached bungalow boasting a large private rear garden in the popular residential area of Corstorphine in Edinburgh.

This stunning home has been tastefully decorated throughout and is offered to the market in true move-in condition. On the ground floor, the living room is of an excellent size, and from here French doors open to the large, south-facing rear garden which features a covered, high quality composite-decked area that would be perfect for barbecues during the summer months.

The modern kitchen which also provides access to the rear garden is well-appointed and benefits from a breakfast bar, whilst the principal bedroom on this level boasts a large, modern ensuite with corner bath and shower overhead. The second bedroom on this level, also a well-sized double, could alternatively be employed as an ideal home office or gym giving the property a good degree of flexibility, and a contemporary shower room with WC completes the ground floor accommodation.

The first-floor conversion features a well-sized double bedroom and stunning, modern shower room, along with ample cupboard storage.

Offering immense appeal as a family home, and with nearby amenities including Gyle Shopping Centre, Edinburgh Zoo and Corstorphine Hill, early viewing is essential to appreciate everything that this outstanding family home has to offer.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Three-bedroom detached bungalow
- Living room
- Modern kitchen with breakfast bar
- Principal bedroom with en-suite
- Two further double bedrooms
- Two shower rooms, both with WC

- Ample cupboard storage throughout
- Gas central heating & double glazing
- Double garage
- Large private rear garden with covered, high quality composite-decked area
- Front garden

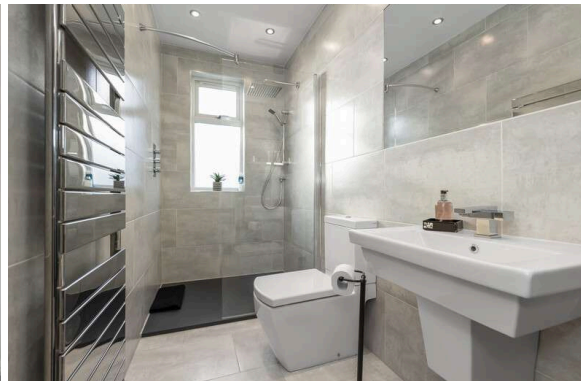
All blinds and white goods included, including microwave and upright freezer in garage.  
EPC Rating C





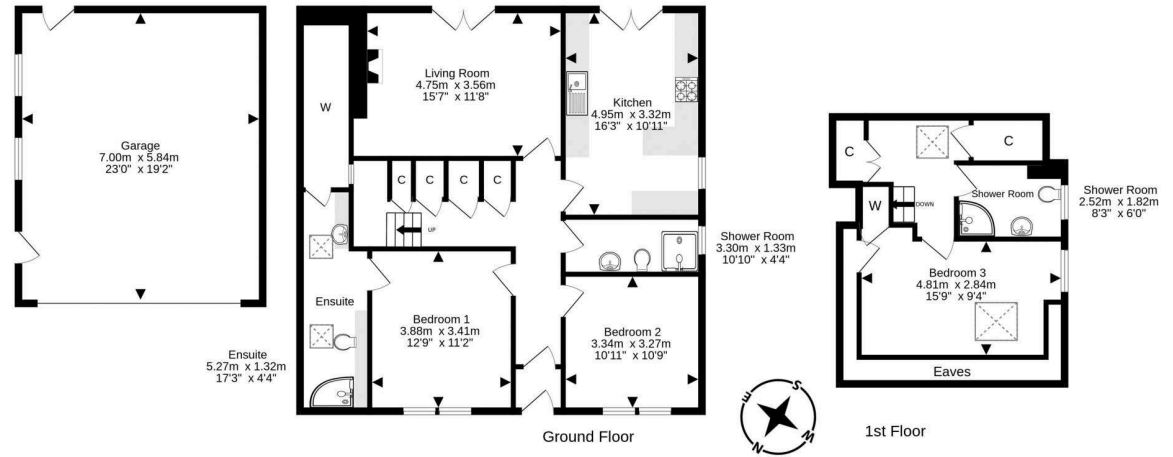
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts.

The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.









For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023