



30 Featherhall Avenue  
CORSTORPHINE | EDINBURGH | EH12 7UN

  
**warners**  
solicitors & estate agents





## 30 Featherhall Avenue

CORSTORPHINE | EDINBURGH | EH12 7UN

Warners is pleased to present this charming two-bedroom, mid-terraced house with private front and rear gardens, nestled in the desirable Corstorphine area, known for its high amenities and convenient commuting options.

This well-maintained property is in good condition and features a welcoming entrance hall with a handy WC. The bright and sunny south-facing lounge boasts double doors that lead to a spacious, attractive conservatory. The kitchen houses a combi boiler and is thoughtfully designed with ample base and wall-mounted units, coordinating countertop space, and splashbacks.

Upstairs, there are two generously sized bedrooms, with the main bedroom featuring mirrored wardrobes and access to a practical home office space. The modern three-piece bathroom suite, complete with a shower over the bath, rounds out the accommodation.

The front garden is enclosed by mature hedging and includes a gate and path leading to the entrance. The fully enclosed, south-facing rear garden is designed for low maintenance and features a delightful patio area, perfect for enjoying the summer sun.

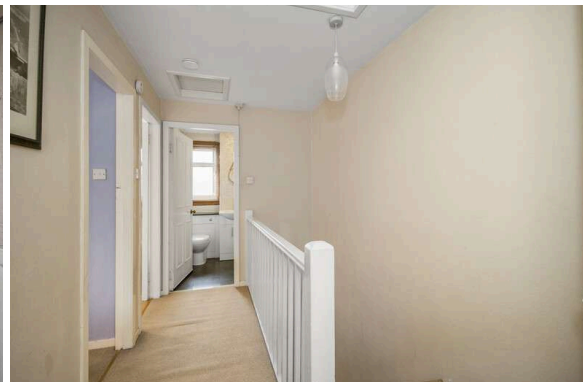
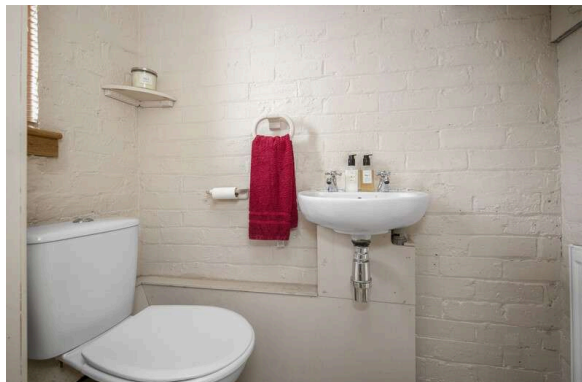
- Prime location with great amenities and commuting
- Bright lounge and large conservatory
- Modern kitchen and bathroom
- Private front and rear gardens
- Two generously sized bedrooms
- Large floored attic with electricity
- Gas central heating, double glazing, and built-in storage

All curtains, blinds, fridge freezer, oven and hob all included. EPC Rating C.

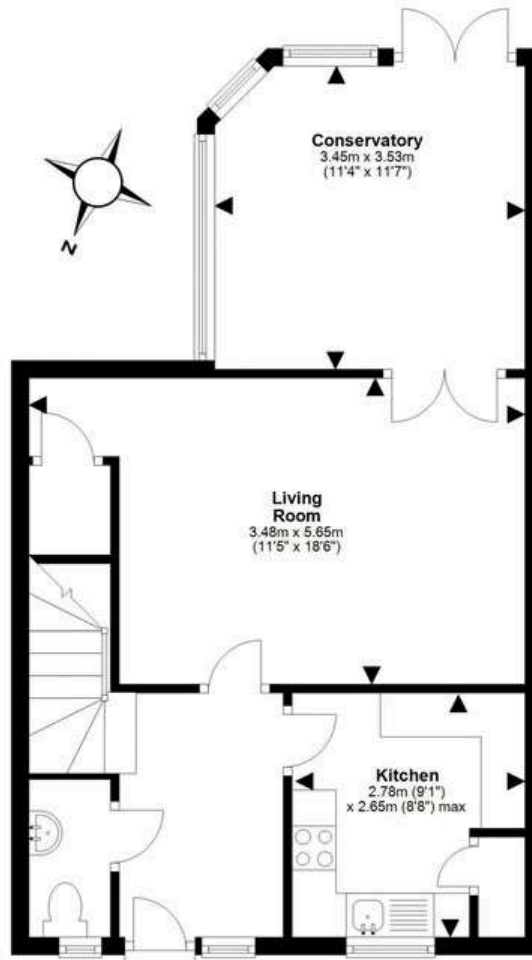
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



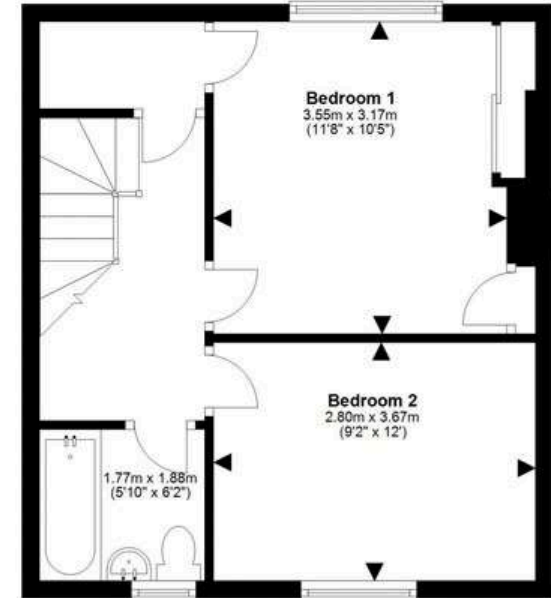
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.







**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.