



FEATHERHALL ROAD

4 (1F1) Featherhall Road
CORSTORPHINE | EDINBURGH | EH12 7TP


warners
solicitors & estate agents



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Generous first floor flat located in a sought after and quiet street yet within walking distance of Corstorphine High Street. Offering bright and spacious accommodation throughout and benefitting from gas central heating, double glazing and a lovely and sunny shared garden to the rear, this home will appeal to a range of buyers. The accommodation comprises of an entrance hallway with fantastic storage, living/dining room with fireplace and living flame gas fire and integrated storage/display cabinet, generous dining kitchen fitted with a range of base and wall units and integrated appliances. The bedroom is a good sized double and completing the accommodation is the shower room with mains shower and vanity sink unit. The property further benefits from gas central heating and double glazing and, externally, a sunny and well kept communal garden and drying green and unrestricted on street parking.

- Generous first floor flat in sought after location
- Bright and spacious living/dining room
- Entrance hallway with good storage options
- Generous dining kitchen which could be used as a family room
- Good sized double bedroom
- Shower room with mains shower and vanity sink unit
- Gas central heating and double glazing
- Communal west facing rear garden and drying green
- Unrestricted on street parking

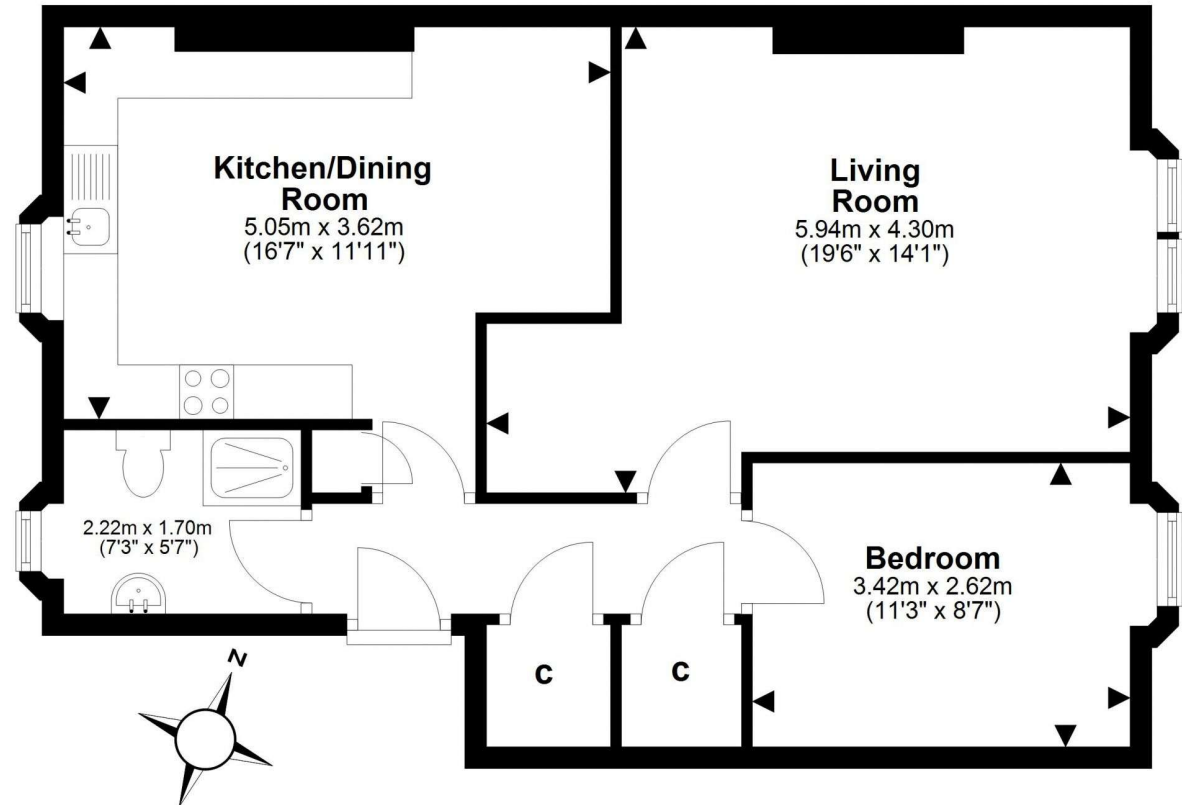
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, including washing machine and dishwasher. Living room curtains and bedroom blinds will also be included. EPC: C CT: 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.





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