



CLANCYS

clancys-solicitors.co.uk

1 Featherhall Place,

Edinburgh, EH12 7TN



1



2



1



EPC

D



FREEHOLD



Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom lower villa located within the ever-popular district of Corstorphine. This well-proportioned property 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. The property is beautifully presented and will make a superb home. The accommodation briefly comprises a vestibule, a welcoming entrance hallway, an open plan lounge/dining/kitchen, two good sized double bedrooms and a contemporary bathroom. The property further benefits from gas central heating and double glazing. Externally there is a private garden to the front of the property.

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.

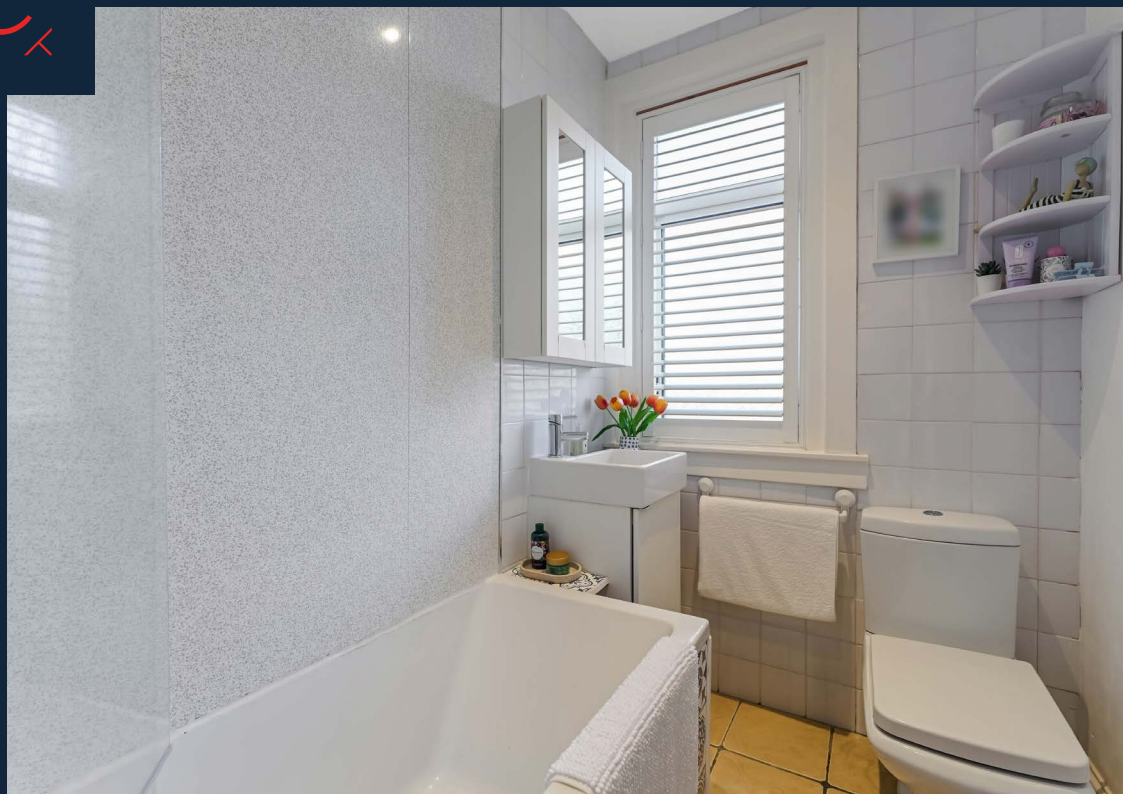
Extras

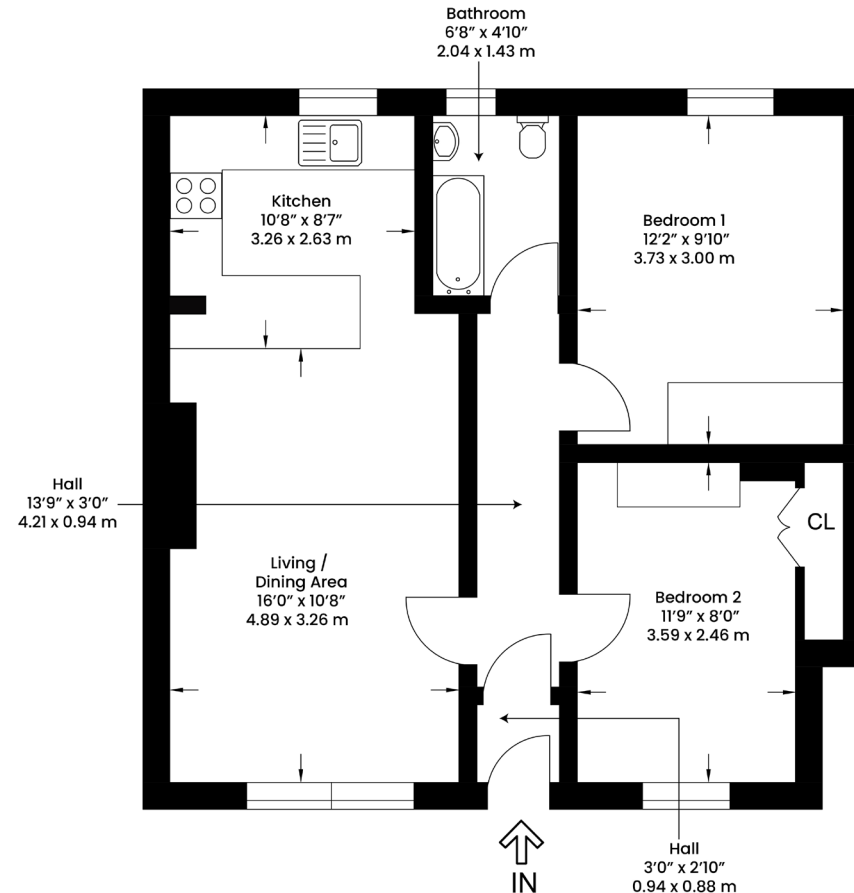
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Vestibule
- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private garden to the front
- EPC rating - D
- Council Tax Band – C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.