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Offers Over

£240,000

6 PF1 Featherhall Road

Corstorphine | Edinburgh | EH12 7TP

Beautifully finished two-bedroom ground floor flat forming part of a traditional block within the heart of the highly sought-after Corstorphine district. Boasting private gardens whilst being conveniently located close to fantastic local amenities and excellent transport links, the property is perfectly suited to professionals, young couples, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway, complete with a useful storage cupboard. The bright and airy open-plan lounge, kitchen and dining area provides a superb space for modern living and entertaining. The stylish kitchen is fitted with a range of integrated white goods and benefits from partial wall tiling in the splash areas together with mood-setting under-unit lighting. French doors open directly onto the private rear garden, seamlessly connecting the indoor and outdoor living spaces. The principal bedroom is a generously proportioned double featuring twin windows, an attractive gas fireplace creating a charming focal point, and ample room for freestanding furniture. Bedroom two is another comfortable double, complete with fitted wardrobes and offering excellent flexibility as a guest bedroom, home office, or dressing room. The recently fitted main shower room has been finished to a high contemporary standard, incorporating full wall tiling, a rainfall shower, and a heated towel rail. A second shower room, also smartly presented, features a further rainfall shower, adding excellent practicality for everyday living.



Further benefits include gas central heating with a new boiler installed in 2025, double glazing, and a secure door entry system.

Gardens & Parking

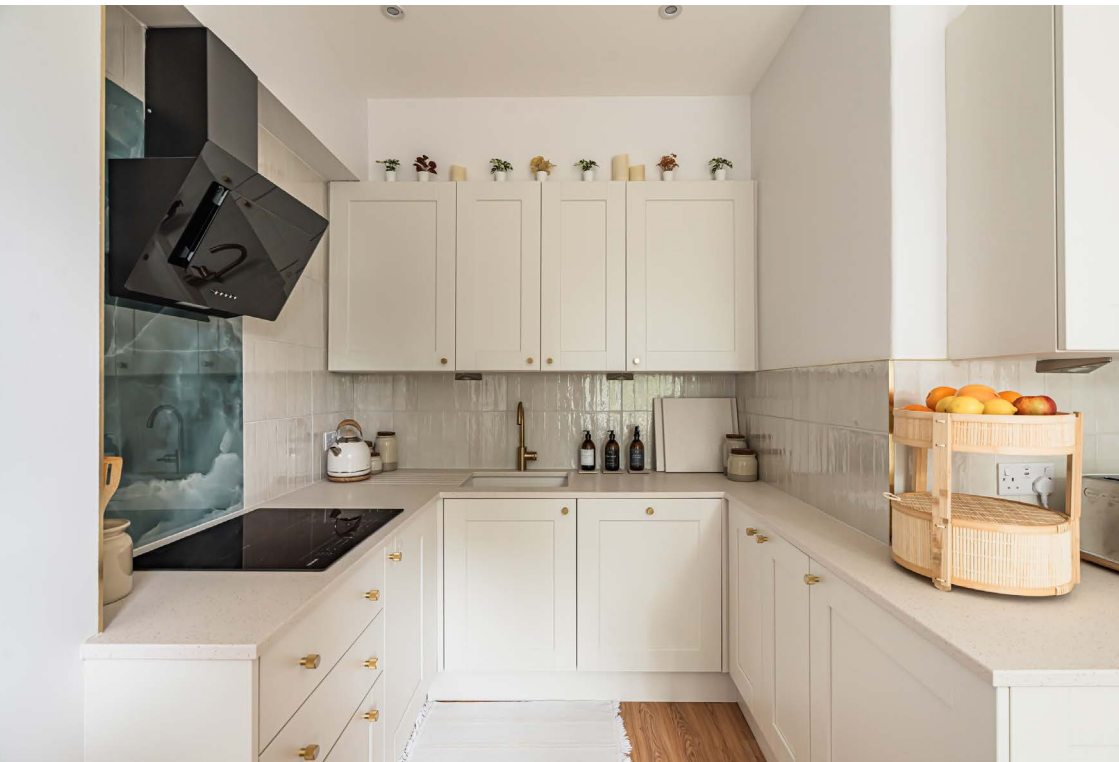
Externally, the property enjoys private gardens to both the front and rear. The front garden is finished with decorative chipstone and mature planting, while the rear garden provides a delightful patio seating area surrounded by established shrubs and planting, creating a lovely outdoor space to relax. Residents also have access to a well-maintained communal drying green, with ample unrestricted on-street parking available for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, fridge-freezer, washing machine, and dishwasher, freestanding wardrobes in bedroom 1, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





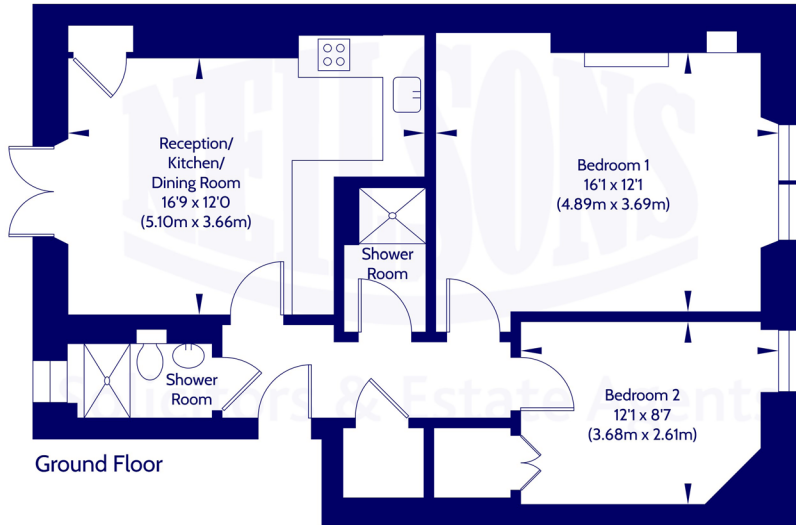
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 63 Sq M / 674 Sq Ft.



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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

