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42 Featherhall Avenue, Edinburgh, EH12 7UN

Two-Bedroom, Southerly-Facing End-Terrace with Gardens & Balcony

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Property Description

Light and well presented, two-bedroom, southerly facing end-terrace villa, with gardens and a private balcony. Set on a generous corner plot, in the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

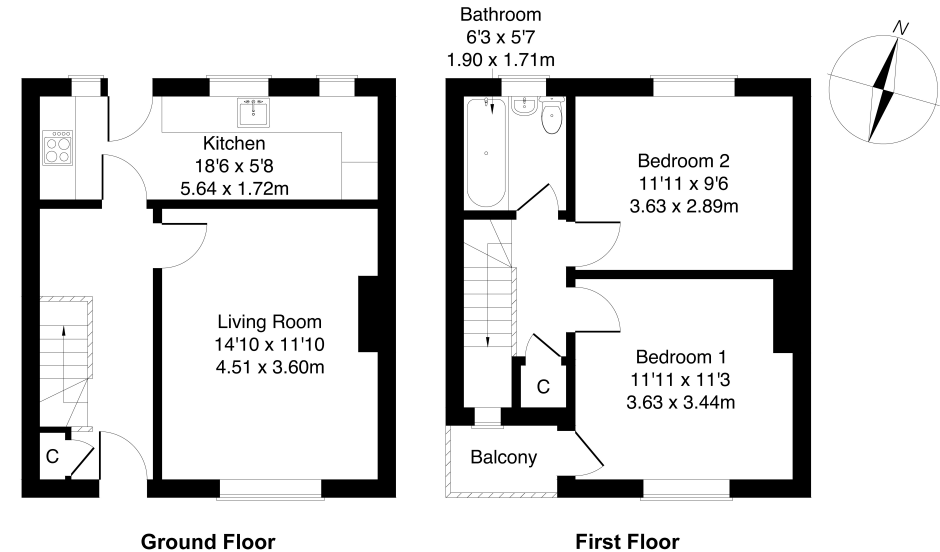
Features include a modern fitted kitchen with appliances, a bright bathroom suite, and a gas fireplace for the lounge. In addition, there is good storage provision including a loft, gas central heating and double glazing.

Externally the property benefits from tall privacy hedging to the front and side enclosing lawns and a storage shed; whilst to the rear, there is low-maintenance landscaping.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a storage cupboard. Set to the front, a bright and spacious living room features a southerly-facing aspect allowing plentiful natural light, a fireplace, carpeted flooring and plain coving; whilst set to the rear, a well-proportioned kitchen affords access to the garden. Modern fitted units include stone-effect worktops with matching splashbacks, a sink with drainer, an integrated oven and gas hob with an extractor hood, and a freestanding washing machine and fridge/freezer.

On the upper hall, bedroom one is set to the front with carpeted flooring and a private balcony; whilst bedroom two is set to the rear, similarly well-sized. Completing the accommodation, the bathroom is set to the rear, fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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