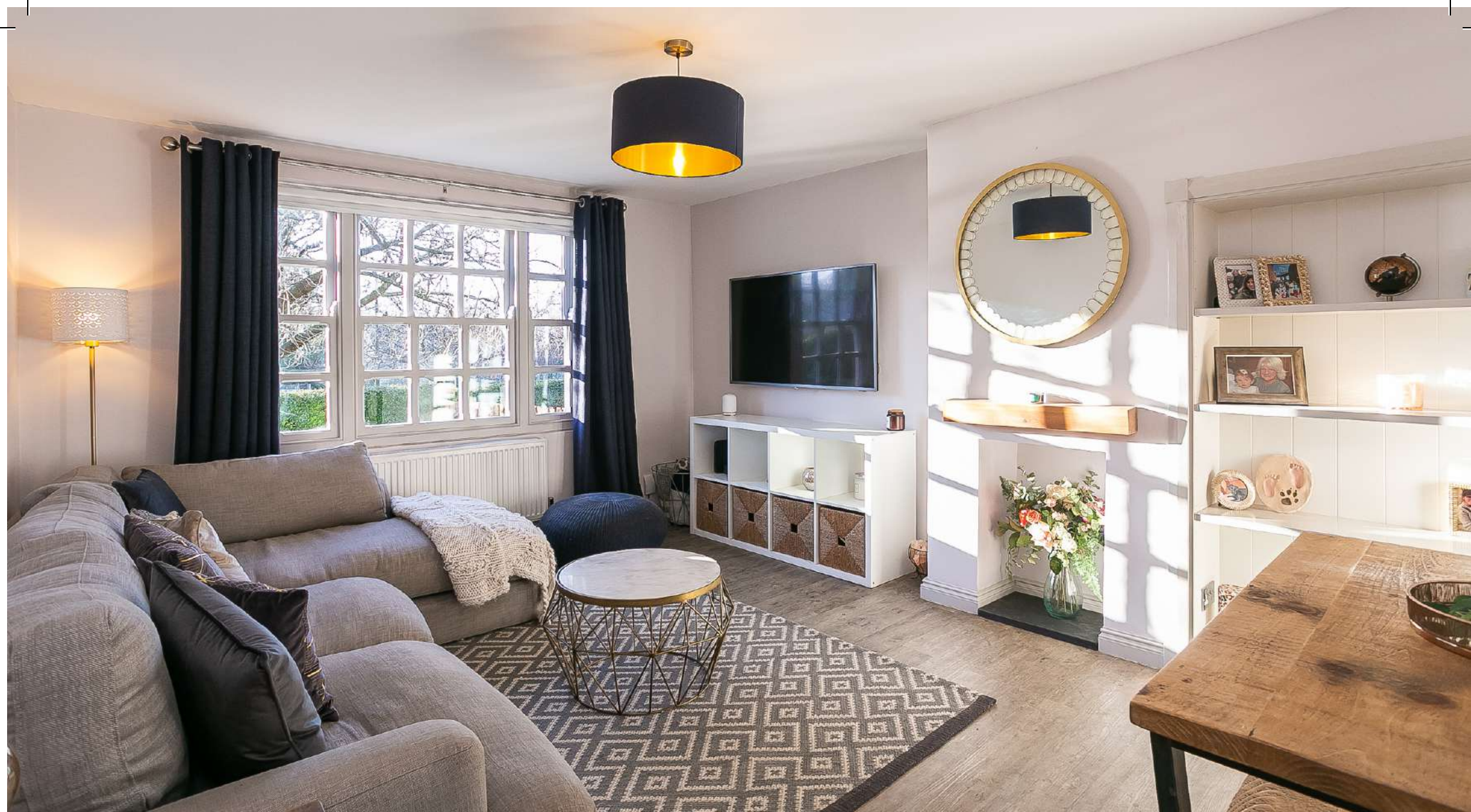




Property Description

Light and beautifully presented, south-facing, two-bedroom, mid-terrace villa, with private enclosed gardens and a private balcony. Set 'off-street', adjacent to a shared green, in the highly sought-after Corstorphine area, west of Edinburgh city centre.

Comprises a bright entrance hallway, living room, kitchen, two double bedrooms and a shower room.

Highlights include a bespoke shaker-style kitchen with granite worktops, a stylish bathroom suite and wood-framed, double-glazed handmade windows. In addition, there is high-quality contemporary flooring, gas central heating, a fully floored loft and a skyline view of the Pentland Hills.

There is tall, privacy hedging to the front, enclosing a lawn, whilst a generously sized rear garden includes a further lawn and two patios.

A lovely home with many enhancing features comprising a warm and welcoming entrance hall, with natural oak doors, cast iron radiators and storage, finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the ground floor. To the left of the hall, a sunny, south-facing reception room offers views across the front garden and provides a stylish setting and versatile floor space for both lounge and dining furniture. Next door, a bespoke shaker-style kitchen provides access to the rear garden and is fitted with modern, neutrally-toned base and wall-mounted units with coordinating granite worktops. Appliances include an integrated, eye-level double oven, an induction hob, a warming drawer, a stainless-steel canopy and glass splash back to hob area, a dishwasher and a washing machine, whilst a freestanding fridge/freezer may be available by separate negotiation.

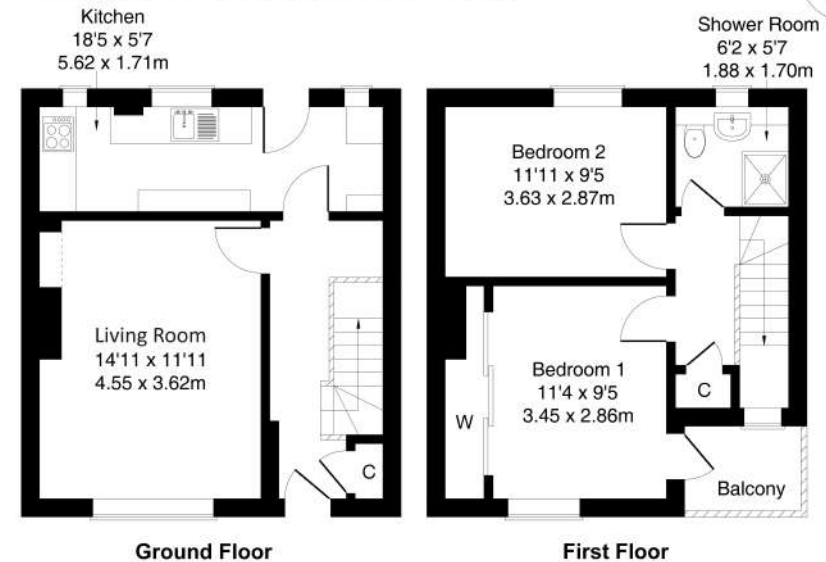
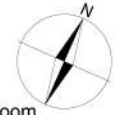
Upstairs, set to either aspect, two double bedrooms continue the stylish presentation of the living space. Both are carpeted for comfort and offer versatile space, with the main bedroom further benefiting from large built-in mirrored wardrobe storage and a south-facing balcony providing additional outdoor space and natural light. Completing the accommodation, a contemporary shower room features a walk-in shower, a WC suite set into storage, a ladder-style radiator, splash panel walls and tile flooring. In addition, a fully floored easily accessible loft and a skyline view of the Pentland Hills. The front garden is laid to lawn and bordered by tall privacy hedging and a wooden gate, whilst a generously sized rear garden includes a further lawn and two patios.

Early viewing is highly recommended.



44 Featherhall Avenue, Edinburgh, EH12 7UN

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 are 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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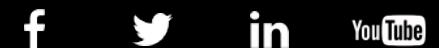
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