

CORSTORPHINE

10/1 Featherhall Place EH12 7TN OFFERS OVER £130,000

- West facing upper villa flat in quiet cul de sac
- Recently upgraded by present owners
- Hall, living room, modern fitted kitchen, two double bedrooms and modern bathroom with electric shower
 - Gas central heating/combi boiler
 - Double glazing
- Large rear garden with shed
 - Attic
- Free parking in street

Viewing:

Thursday 7pm - 9pm Sunday 2pm - 4pm, or telephone 07815 886 359



Quietly located upper villa flat in excellent area close to the heart of Corstorphine and all the amenities it has to offer. The property has recently been upgraded and is in move in condition. Early viewing recommended!

Hall (11' x 3'2" widening to 4'11")

Four light halogen down lighter. Boxed in meters at high level. Single power point. Central heating radiator. Laminate wood floor.

Living room (17'11" x 10'11")

Large well proportioned living room with double glazed window facing west. Stripped wooden fireplace with marble hearth housing living flame gas fire. Cupboard housing recently installed central heating boiler. Ceiling coving. Telewest television and telephone connections. Three double and one single power points. Fitted carpet.

Kitchen (9'3" x 7'6")



Modern fully fitted kitchen with beech units with brushed steel fittings and granite effect worktops. Splash back tiling in contrasting terracotta colours. Gas hob and electric oven. Stainless steel extractor hood. Space for fridge freezer. Space for automatic washing machine. Double glazed window to rear. Central heating radiator. Two double and one single power points at upper level plus dedicated points. Quarry tiled floor.

Bedroom One (11'11" x 12'2")

Large double bedroom with double glazed window to front and full length built in fitted wardrobes. Seven recessed halogen spot lights. Ceiling coving. Central heating radiator. Two double power points. Fitted carpet.

Bedroom two (10'2" x 8'10")

Further double bedroom with double glazed window giving pleasant outlook to rear. Central ceiling light with ceiling rose. Ceiling coving. Central heating radiator. Telephone point. One double and one single power point. Blind. Fitted carpet.

Bathroom (4'11" x 7'2")

Good sized bathroom with three-piece white suite and frosted window to rear. Fully tiled to ceiling level around shower area. Electric shower and curtain rail. Wall mounted medicine cabinet. Wall mounted mirror. Heated towel rail/radiator. Quarry tiled floor.

Attic

There is an attic providing a large storage area.

Extras

Fitted carpets.



Externally

Large area of garden ground to rear laid mainly to lawn with slabbed area. Garden shed. Additional communal drying area. Free parking in street.

Finlaysons

135 Gorgie Road
EDINBURGH
EH11 1TH

DX ED44
EDINBURGH-1



Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099

f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com