



MORTON FRASER

SOLICITORS



CORSTORPHINE
7 Featherhall Place EH12 7TN

www.morton-fraser.com/property



CORSTORPHINE

7 Featherhall Place

EH12 7TN

VIEWING

By appointment, telephone

0131 247 1010

PRICE

Offers around £125,000

This spacious and well appointed ground floor flat is located within close proximity of St Johns Road and is handily placed to take advantage of Corstorphine's excellent local amenities and commuter links. The property would now benefit from some internal modernisation. The internal accommodation comprises: entrance hall, bright front facing lounge/dining room with focal fireplace and built-in storage cupboard, kitchen fitted with units to base and wall level with the electric cooker, Bosch automatic washing machine and fridge freezer all being included in the sale. The bathroom has been fitted with a three piece white suite to include WC, pedestal basin and bath. The bath area itself has been tiled and incorporates a mixer shower. There are two well proportioned double bedrooms, one of which is currently being used as a study. The property further benefits from double glazing and gas central heating.

EXTERIOR

The extensive front garden has been laid primarily to lawn with a mature hedgerow border whilst a tarmac driveway provides excellent off-street parking. There is also further garden ground to side, an additional area of private garden to rear and an extensive communal drying green.

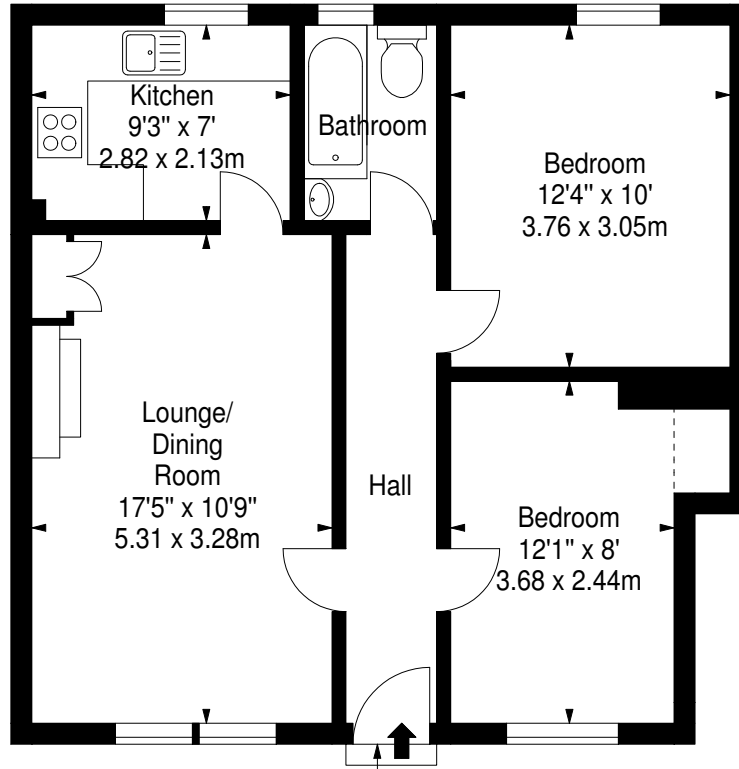
EXTRAS

All fitted carpets, light fittings and any other items as mentioned in the main particulars.

LOCATION

This property is situated within the ever popular residential area of Corstorphine approximately 3 miles west of the city centre. There are excellent local amenities within Corstorphine including a 24-hour Tesco, restaurants, takeaways, beauty salons, banks and shops. There is a further range of shopping facilities at the nearby Gyle Shopping Centre together with leisure facilities at the David Lloyd Leisure Centre. The property is well situated for access to the city centre, city by-pass, Forth Road Bridge and all routes west. The area is well covered by all bus services with Edinburgh International Airport, Edinburgh Business Park and the Royal Bank of Scotland at Gogarburn close by. Both primary and secondary education is provided nearby.

Featherhall Place, EH12 7TN
Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M



Ground Floor

MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

