



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**26 Featherhall Crescent South**

Edinburgh EH12 7UL

# 26 Featherhall Crescent South

Tucked away in a quiet cul-de-sac setting, in desirable Corstorphine. This three bedroom semi-detached stone built bungalow villa, has been fully upgraded to a meticulous standard, culminating in a stunning period home in perfect move-in condition.

Set back behind a neat front garden and driveway, front door opens into a practical entrance vestibule with a glazed door leading into the central hall, where rich wood laminate flooring paired with a classic décor immediately exudes a warm, homely ambience. Bathed in an abundance of light from south facing windows, is an elegant lounge and dining room, which conveniently leads onto a contemporary kitchen. Lined with an array of matt-white cabinets framed by timber-effect worktops, the sleek kitchen enjoys a full range of integrated appliances, including an induction hob, a vented cooker hood, an electric double oven, a dishwasher and a fridge/freezer. At the far end of the space is a glazed door which provides direct access to the rear garden.

---

## Property Summary

- Tucked away in quiet cul-de-sac in popular Corstorphine
- Semi-detached traditional stone-built villa
- Comprehensively upgraded and finished to a meticulous standard
- Impressive central hallway
- Elegant lounge and dining room
- Sleek white matt kitchen
- Three double bedrooms - two with built-in storage
- Luxurious four-piece bathroom
- Large attic space with loft ladder
- Easy maintenance front garden and driveway.
- Large rear garden with garage and green house
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - F







Beautifully presented family home, in move-in condition with great outdoor space







Returning directly to the hall, the rest of the ground floor accommodates three spacious double bedrooms, two are complete with built-in wardrobes and the other has patio doors leading directly onto a decked area in the rear garden. Finally, there is an ultra modern four-piece bathroom with luxurious freestanding bath, a separate glass shower enclosure and a wall-hung vanity basin unit.



Externally to the front there is a private garden area which is paved with gravel beds and the rear is substantial, mainly laid to lawn with flower borders. There is a greenhouse and garden shed. under entrance steps. There is a spacious garage with driveway to the front.

Extras: all fitted floor coverings, light fittings(excluding chandelier), window coverings and all integrated kitchen appliances included in the sale.



## Corstorphine

Corstorphine is a highly regarded suburb, west of the city centre. The 'High Street' is still at the heart of the original village. St John's Road(A8) is now it's main thorough fare with an extensive range of local amenities, bars and restaurants.

Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park. Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by.

Corstorphine is ideally situated west of Edinburgh, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.

Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

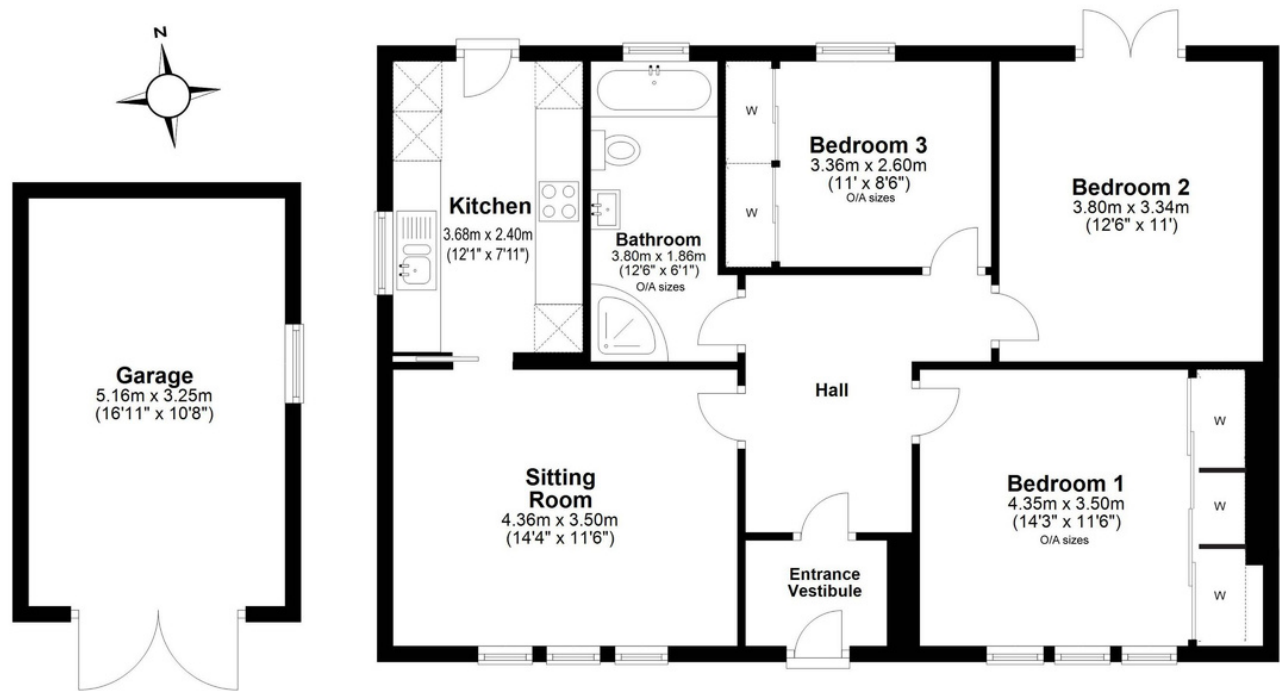
property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**espc** CHARTERED FIRM

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**

Approx. 80.9 sq. metres (870.4 sq. feet)

