

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

11 FEATHERHALL AVENUE
EDINBURGH, EH12 7TG

Located in sought-after Corstorphine, this semi-detached two-bedroom home presents an excellent opportunity for those looking to create a comfortable and stylish residence close to local amenities, green spaces, and transport links.

A charming gated west-facing front garden leads to the entrance and into a welcoming vestibule and hallway. To the right, a spacious living room enjoys abundant natural light and pleasant westerly views over the garden, creating a warm and inviting atmosphere. At the rear, there is a versatile east-facing dining room that could make a cosy family room, third bedroom, or home office. The kitchen, while now requiring modernisation, offers generous worktop space, built-in storage, and direct access to the garden. There are two light-filled double bedrooms on the first floor, each providing a comfortable and restful space, and both served by a bathroom complete with a bath and wall-mounted shower, WC, and washbasin. Two large walk-in store rooms accessible from the front and rear complete the internal layout. Externally, the front garden includes a small lawn and mature planting, while the enclosed, low-maintenance east-facing rear garden is paved to create a private retreat. On-street parking is available.

VIEWING: Telephone Solicitors on 0131 225 6229

Property features

- Two-bedroom semi-detached home
- Bright and spacious west-facing living room
- Kitchen with rear garden access
- Two double bedrooms
- Family bathroom
- Front and rear gardens
- Two large walk-in store rooms
- Gas central heating
- Double glazing
- On-street parking

Area

Lying approximately four miles west of Edinburgh City Centre, Corstorphine is a popular and sought-after residential location. There are many scenic open spaces to enjoy including Corstorphine Hill and St Margaret's Park. Golf courses such as Murrayfield and Ravelston are minutes away as is Murrayfield Stadium, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts tennis courts, a state-of-the-art gym and a swimming pool. Daily shopping needs are met by a variety of retailers on St John's Road as well as

at a Tesco Superstore. The nearby Gyle Shopping Centre houses a Marks and Spencer and Morrisons. It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Corstorphine Primary School and Craigmount High School with renowned private options such as St George's and Stewart's Melville Erskine Schools nearby. Regular bus services take you to the City Centre and there is quick access to the City Bypass, Haymarket Train Station, the motorway network, and Edinburgh International Airport.

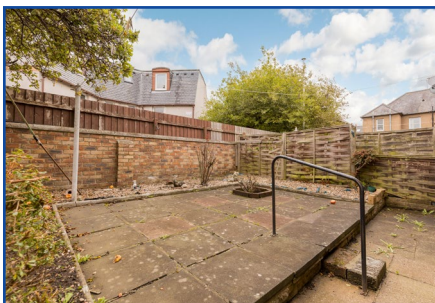
EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.







**Featherhall Avenue,
Edinburgh,
Midlothian, EH12 7TG**



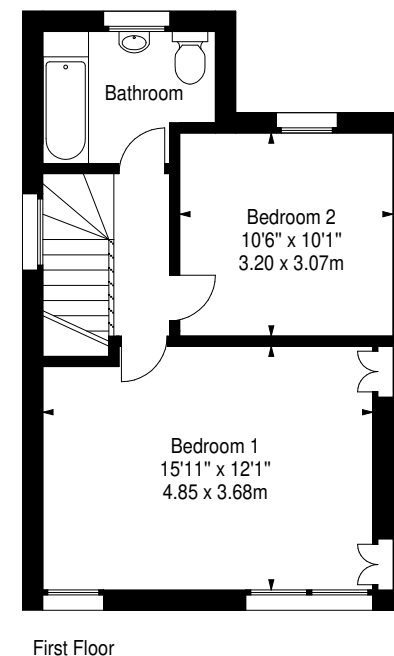
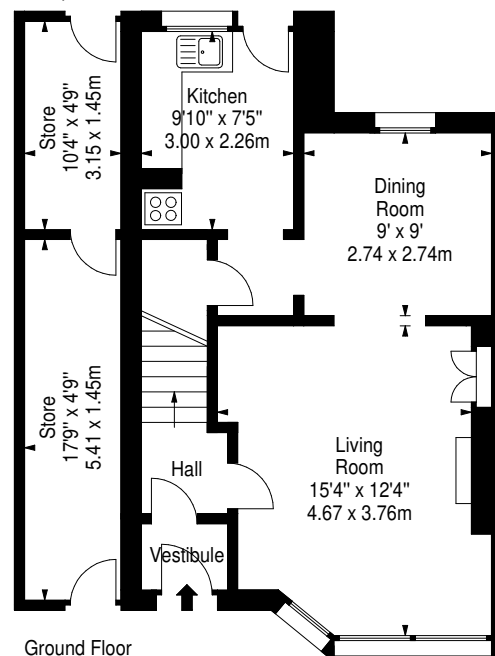
Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M

Stores

Approx. Gross Internal Area
135 Sq Ft - 12.54 Sq M

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