159 UPPER CRAIGOUR, LITTLE FRANCE, EH17 7SQ

SEMI-DETACHED

• Vestibule
• Living Room
• Kitchen
• Two Double Bedrooms
• Bathroom
• Private Front & Rear Garden
• Garage with Driveway
• Double Glazing and Electric Heating
• EPC Rating – D
Property
This well-proportioned semi-detached property requiring slight modernisation is set within a modern residential area to the south of Edinburgh’s city centre, in the popular area of Little France. The property is accessed through the entrance vestibule which leads into the spacious, neutrally presented living room. With a lovely south facing window which bathes the room in warm, natural light and featuring the half-turn staircase with under-stair storage, this living space is perfect for entertaining family and friends. The kitchen overlooks the rear garden and is fitted with white work units, worktops and tiling. With space for a table and chairs, this is a great area for social-dining. The property comprises of two double bedrooms on the first floor, each with ample space for free-standing bedroom furniture. Both bedrooms are equipped with fitted wardrobes, one featuring a valuable under-bed storage cupboard. The bathroom has a three-piece suite. The rear enclosed garden is a great mature space, not overlooked, with a lawn and patio area providing private sunny spots to enjoy all year round. To the front, the driveway and garage offer easy off-street parking. The property is fully double glazed and has an electric heating system. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades. In a great location within easy reach of great local amenities and the city centre, this semi-detached property is perfect for those looking to make their own stamp on the property.

Local Area
Little France is a residential area lying to the south of the City Centre. Both the Cameron Toll Shopping Centre and Strathmore Park are a short car journey away and the Kings Building Campus of Edinburgh University is within walking distance. There is easy access to the Royal Infirmary and the Royal Hospital for Sick Children and the area is well served by public transport. It is particularly convenient for access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Blackford Hill offering superb panoramic views across the whole city in every direction. The Hermitage which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.