

**2 LITTLE FRANCE MILLS
LITTLE FRANCE
EDINBURGH
EH16 4SF**

**OFFERS OVER
£290,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**CHARMING
SEMI-DETACHED
COTTAGE WITH GARAGE
AND GARDENS SET IN A
STEADING DEVELOPMENT
CLOSE TO GOOD LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Little France is a popular residential area lying to the south of the City Centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both Cameron Toll Shopping Centre and Straiton Park are a short car journey away. There are nurseries, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is also nearby.

The area is well served by public transport giving easy access to the City Centre and the City by-pass is also close by giving quick access to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include walks around Blackford Hill which offer superb panoramic views across the whole city in every direction and The Hermitage which includes a lovely walk alongside the Braid burn through woods ending up near Morningside. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are close by.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

Private garage and gardens.



PROPERTY DETAILS

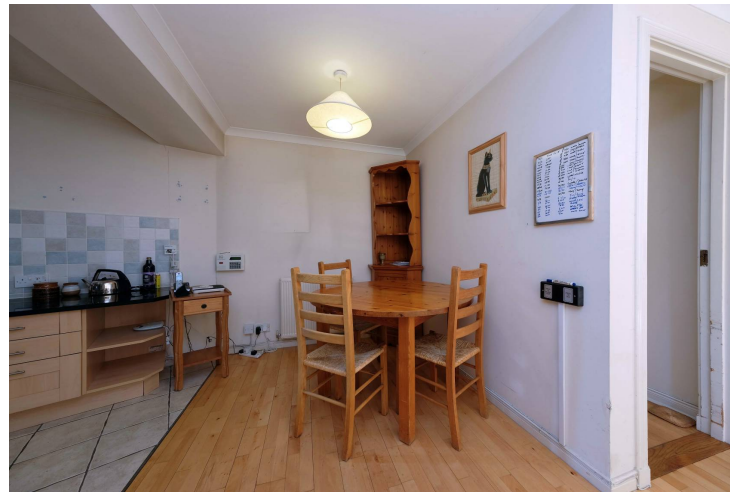
- * Entrance Hall with walk in cupboard.
- * Bright and spacious Lounge / Dining Room with windows overlooking courtyard.
- * Fully fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. The washing machine and fridge are included in the sale. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Window to rear overlooking garden. Combi boiler. Remote controlled door to yard.
- * Master Bedroom with windows to side and rear overlooking gardens. Ample space for bedroom furniture. En Suite Wet Room with white two piece suite comprising wash hand basin and WC. Shower. Large mirror. Shaver mirror.
- * Second good sized Double Bedroom with window to side. Built in mirrored wardrobes. En Suite Shower Room with two piece suite comprising wash hand basin and WC. Shower compartment. Frosted window to front.

Energy Efficiency Rating: D



EXTERNAL

The property benefits from a private single garage with up and over door, power and light. There is a private courtyard area to front and an enclosed private garden to the rear.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by M. Keeney Photography 07730660286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.