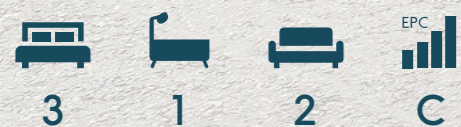


COULTERS ©

WELCOME TO:

UPPER CRAIGOUR

85 Upper Craigour, Little France, Edinburgh. EH17 7SE



UPPER CRAIGOUR AT A GLANCE:



Residential Little France location



Semi-detached home



South-west-facing living room



Minutes from the Royal Infirmary



Private garden, driveway, and garage



Excellent leisure and retail amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Set in a popular residential location close to The Royal Infirmary, this is a bright and generously proportioned three-bedroom semi-detached home in Little France. Whilst in need of some cosmetic upgrades, with its well-thought-out layout, private garden, driveway, and garage, it has much to offer those looking to create a comfortable home in their own style. Near to excellent amenities, scenic green spaces, and schooling this property presents a fantastic opportunity.

- Bright and generous south-west-facing lounge with wood-inspired flooring and a large picture window overlooking the front of the property. A tasteful archway opens-up the room into the adjoining family/dining room.
- Dual-aspect kitchen providing direct rear garden access. White shaker-style wall and floor units, a colourful splashback, and black marble-effect worktops sit alongside an integrated gas hob and oven.
- A versatile family/dining room adjoining the lounge with sliding patio doors leading out to the rear garden
- Light and airy south-west-facing principal double bedroom with built-in mirrored wardrobes
- Second double bedroom featuring built-in mirrored wardrobes, and a smaller single bedroom
- Modern wet room with a washbasin and WC
- Low maintenance paved front and rear gardens
- Single-car detached garage with power and a private driveway
- Gas central heating and double glazing





LOCATION, LOCATION, LOCATION:

Little France, located about four miles south of Edinburgh, is a popular residential area with abundant green spaces like Little France Park and Dalkeith Country Park. The Pentland and Braid Hills nearby offer outdoor opportunities and stunning views.

Golfers have Liberton and Braid Hills Golf Clubs, the Midlothian Snowsports Centre for winter sports is also nearby. The new David Lloyd Health Club at Shawfair has a gym, fitness classes, tennis courts, and more.

You'll find lively bars and restaurants in nearby Newington, and Fort Kinnaird Retail Park has an Odeon Cinema and

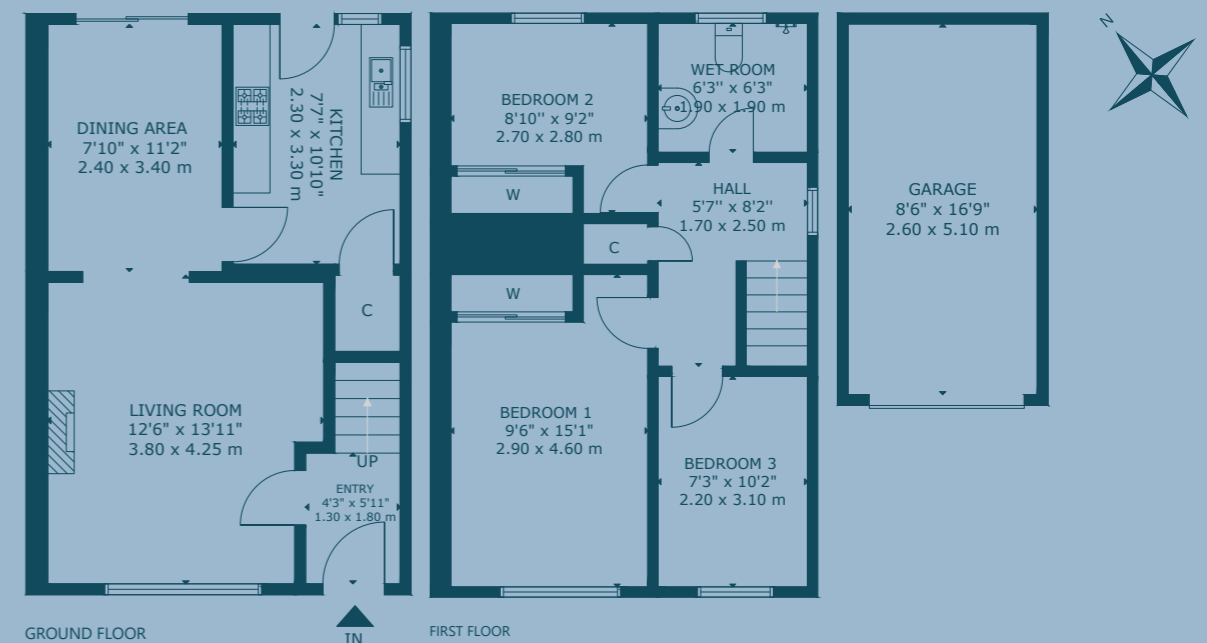
shopping. Grocery shopping is easy with Morrisons and Aldi on Gilmerton Road.

Little France is well-located for the Royal Infirmary and The University of Edinburgh Kings Buildings. Nearby schools include Craigour Park Primary and Liberton High School, and prestigious private schools like George Watsons College and Merchiston Castle School are accessible.

There's a reliable bus service to the City Centre, and it's convenient to the City Bypass and Scotland's motorway network.



FLOOR PLAN:



85 Upper Craigour, Little France, Edinburgh. EH17 7SE

Approx. Gross Internal Area

870 Sq Ft - 80 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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