

# **129 TWEEDSMUIR DRIVE**

Little France, Edinburgh, EH16 4XU







Nestled at the end of a cul-de-sac by open parkland, this contemporary, three-bedroom, end-terrace house forms part of a sought-after development in popular Little France. The southwest-facing property enjoys bright neutral interiors throughout and quality fixtures and fittings, including a fashionable kitchen/dining room with a generous footprint and access to the rear garden. The garden itself is landscaped and fully enclosed, providing a family-friendly space with a neat lawn and a dining deck.

Extras: all fitted floor and window coverings, light fixtures, integrated appliances (oven, gas hob, and fridge/freezer), a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

### **FEATURES**

- Contemporary end-terrace house
- Part of a sought-after development
- Cul-de-sac setting in Little France
- Welcoming entrance hall
- Living room with French doors
- Large kitchen/dining room
- Two double bedrooms
- One versatile single bedroom
- Convenient ground-floor WC
- Quality en-suite shower room
- Three-piece family bathroom
- Good storage available (including a floored loft)
- Private front and rear gardens
- Allocated parking space
- EPC Rating C
- Council Tax Band E



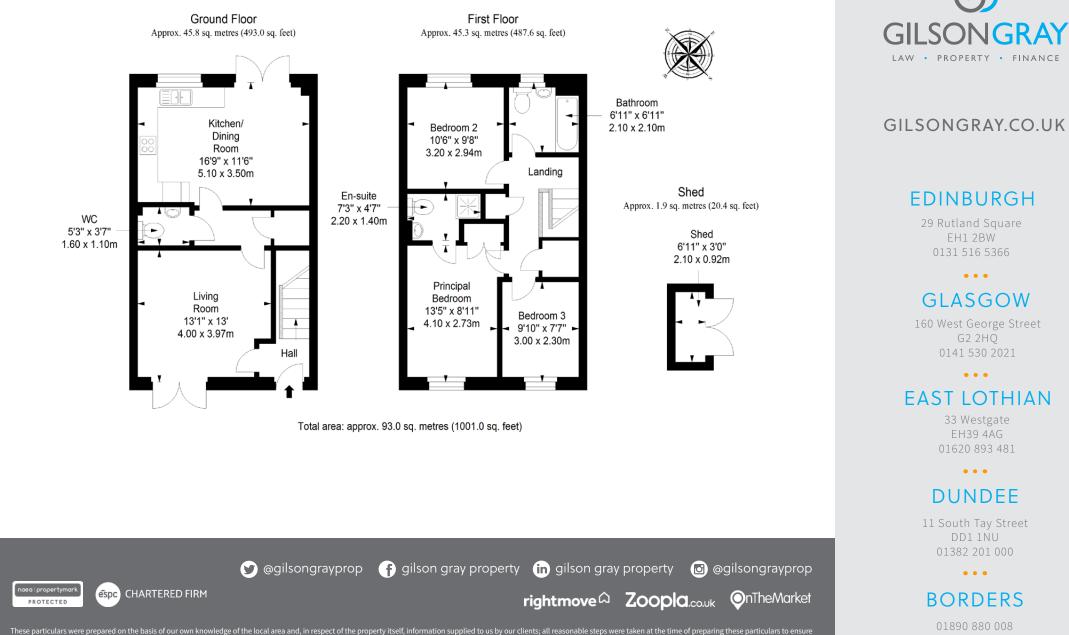
"CUL-DE-SAC SETTING IN LITTLE FRANCE WITH TWO DOUBLE BEDROOMS AND ONE VERSATILE SINGLE BEDROOM"











These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

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