



210 Upper Craigour, Edinburgh, EH17 7SH

www.mcdougallmcqueen.co.uk



Set on a quiet, leafy cul-de-sac McDougall McQueen present to the market this bright and spacious three bedroom semi-detached property with a fabulous enclosed rear garden boasting views of Arthur's Seat. The property is conveniently surrounded by excellent local amenities, quick transport links and moments from the Royal Infirmary. This property would make an ideal first time buy, suitable for families and investors alike. Presented to the market in excellent order throughout we would recommend an early viewing.

- Entrance hallway.
- Bright and spacious, living and dining area open plan to the kitchen.
- Kitchen area equipped with a range of wall and base units along with integrated appliances.
- Staircase to the upper level, hatch to the floored attic accessed by a pull-down ladder, shelved linen cupboard.
- Rear facing double bedroom with built in wardrobe.
- Front facing double bedroom.
- Third bedroom front facing.
- Stylish and modern bathroom comprising WC, wash hand basin, vanity storage, bath with shower over.
- Gas central heating.
- Double glazing.
- Enclosed rear garden with garden shed and patio area.
- Private garden and driveway to the front.



Location

Little France is a sought-after suburb lying south of the city centre. There is an excellent choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, also within easy reach. Schooling is well represented from nursery to senior level. The property may also be of interest to those connected with Edinburgh Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

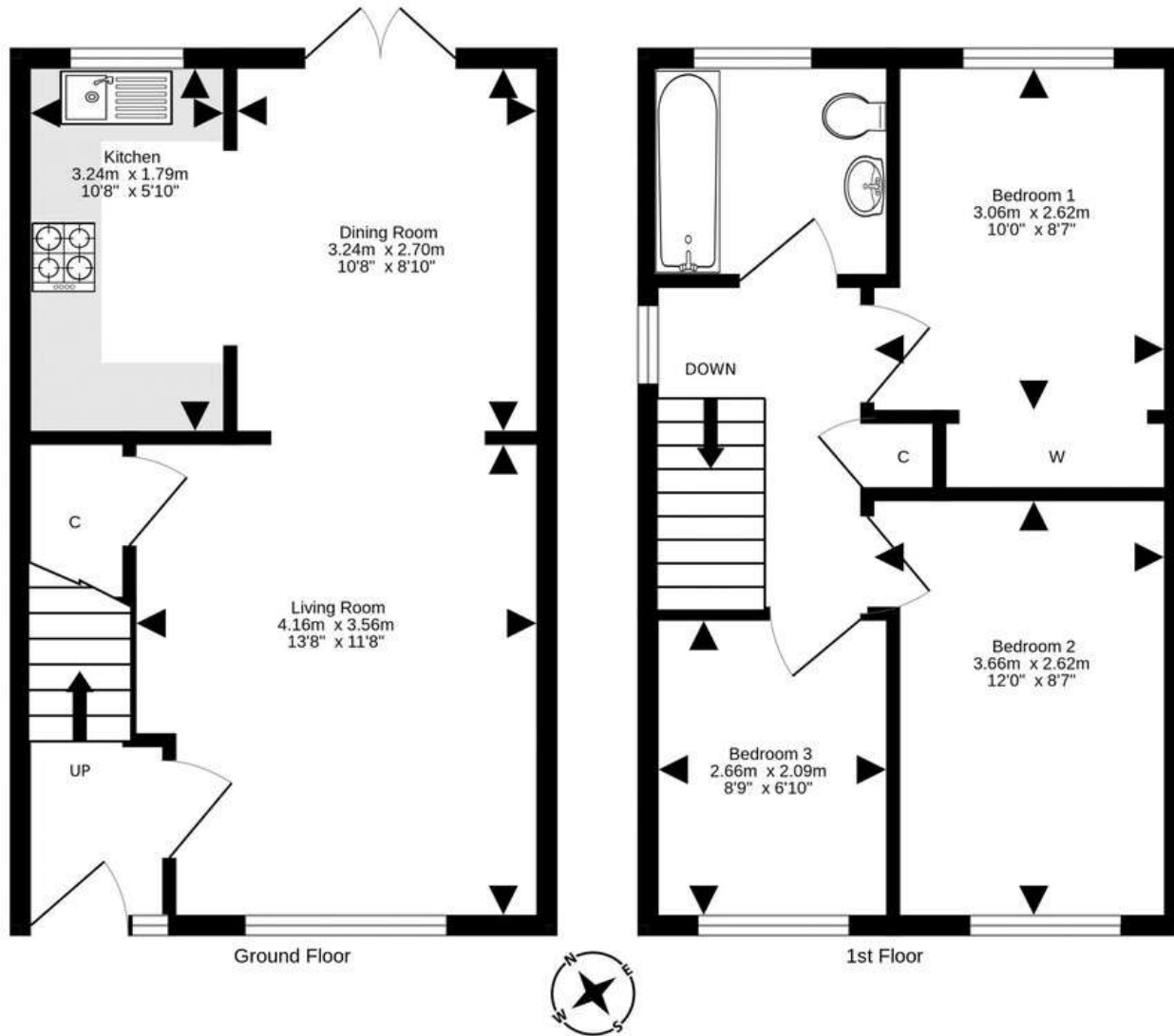
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

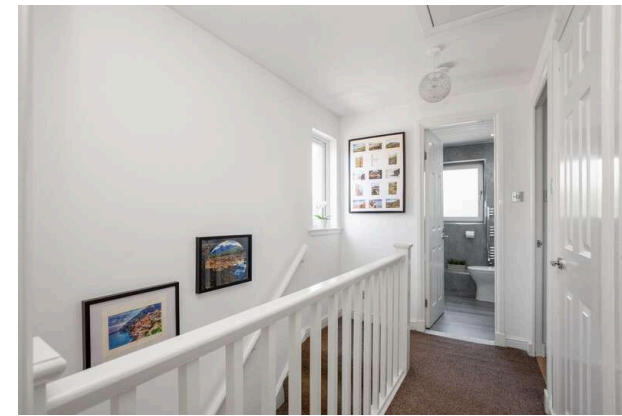
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

