





This modern three-bedroom semi-detached house forms part of a sought-after development with a leafy green setting in popular Little France. Located near the countryside close to the Royal Infirmary Edinburgh, it has a desirable setting that will be popular with a wide demographic. The home boasts modern interiors, including a quality kitchen and three washrooms, and it has a neutral palette of décor allowing buyers to easily add their own stamp. Furthermore, the residence offers private parking, a bike shed, and a south-facing rear garden, which features a neat lawn and a sheltered deck.

Extras: integrated oven and five-burner gas hob, a freestanding fridge/freezer, a dishwasher, and a washer/dryer to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included, as these items are left in a sold as seen condition.

FEATURES

- Well-presented semi-detached house
- With a corner plot overlooking a large park
- Part of a modern development
- Quiet cul-de-sac location in Little France
- Close to travel links (including a bus stop and the A7)
- Near Little France Park, Craigmillar Castle Park and Drum Park
- A proposed future tram extension will also have a stop nearby
- Modern interior design throughout
- Welcoming entrance hall
- Living room with oversized windows
- Central hall with storage and a WC
- Modern dining kitchen with garden access
- Three bedrooms (one with built-in wardrobes)
- Quality en-suite shower room
- Family bathroom with overhead shower
- Private front garden/monoblock driveway
- Fully-enclosed, south-facing rear garden







"A MODERN SEMI-
DETACHED HOUSE IN A
SOUGHT-DEVELOPMENT IN
LITTLE FRANCE"





EPC RATING:

B

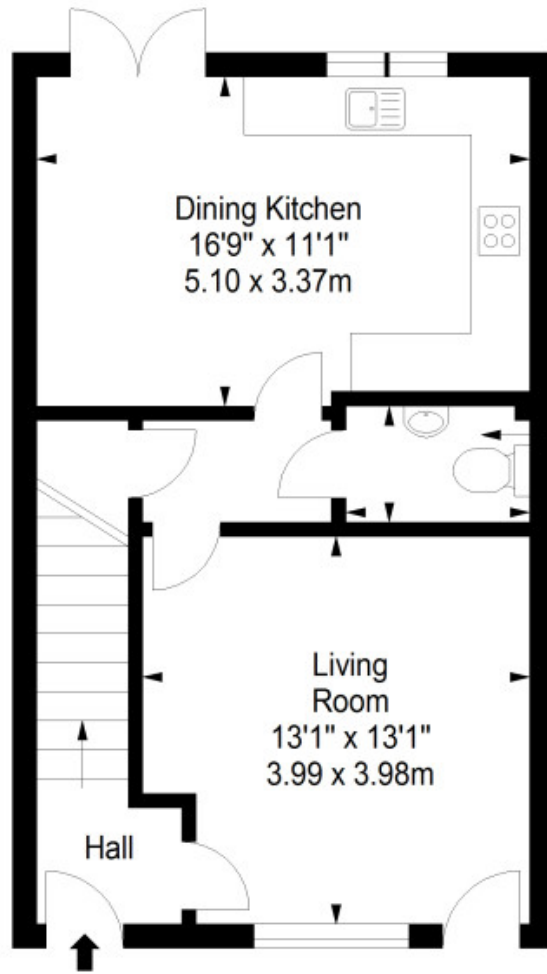
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

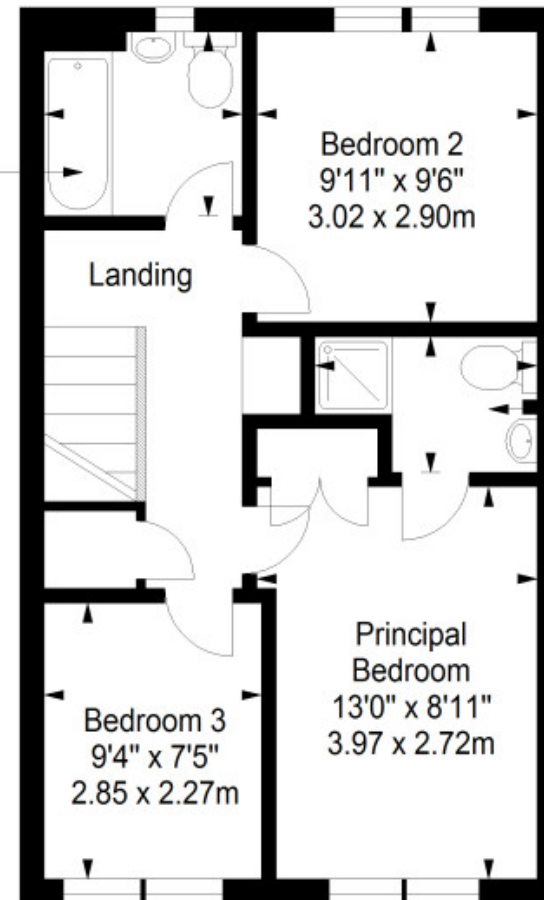
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.2 sq. feet)



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