



GILSON GRAY

LAW • PROPERTY • FINANCE

18 CRAIGOUR TERRACE

Little France, Edinburgh, EH17 7PB



This three-bedroom semi-detached house is situated in the popular Little France area of the city and offers an excellent renovation opportunity, giving the new owner an exciting blank canvas to create a modern home to their own tastes and requirements. The home benefits from good-sized rooms, private gardens, and is situated close to everyday essentials such as convenience stores, a primary school, transport links, and the Royal Infirmary, whilst the city centre is just a short drive or bus journey away.

NB: Please note, this property shall be sold as seen.



FEATURES

- Semi-detached house in Little France
- Lovely hill views from upper floor
- Excellent renovation opportunity
- Entrance hallway with built-in storage
- Spacious, southwest-facing living room
- Good-sized dining kitchen with garden access
- Three bedrooms with built-in wardrobes
- Bedroom 1 with en-suite WC
- Three-piece bathroom
- Spacious front and rear gardens
- Private front driveway







AN IDEAL 3-BEDROOM CITY HOME, WITH PRIVATE GARDENS, TO TRANSFORM AND MODERNISE TO YOUR OWN TASTE





EPC RATING:



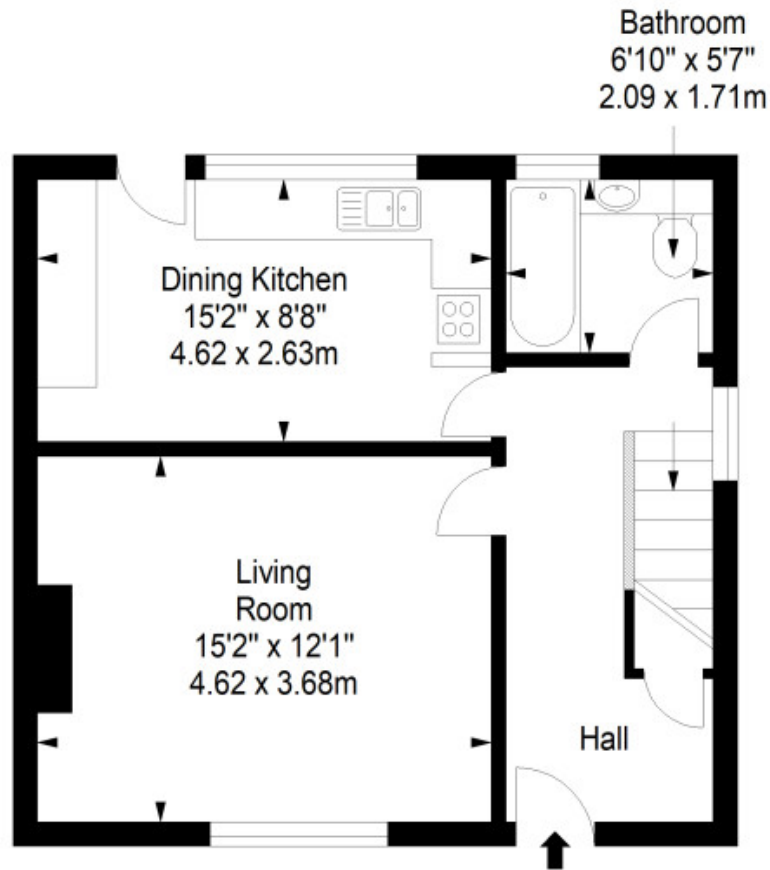
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

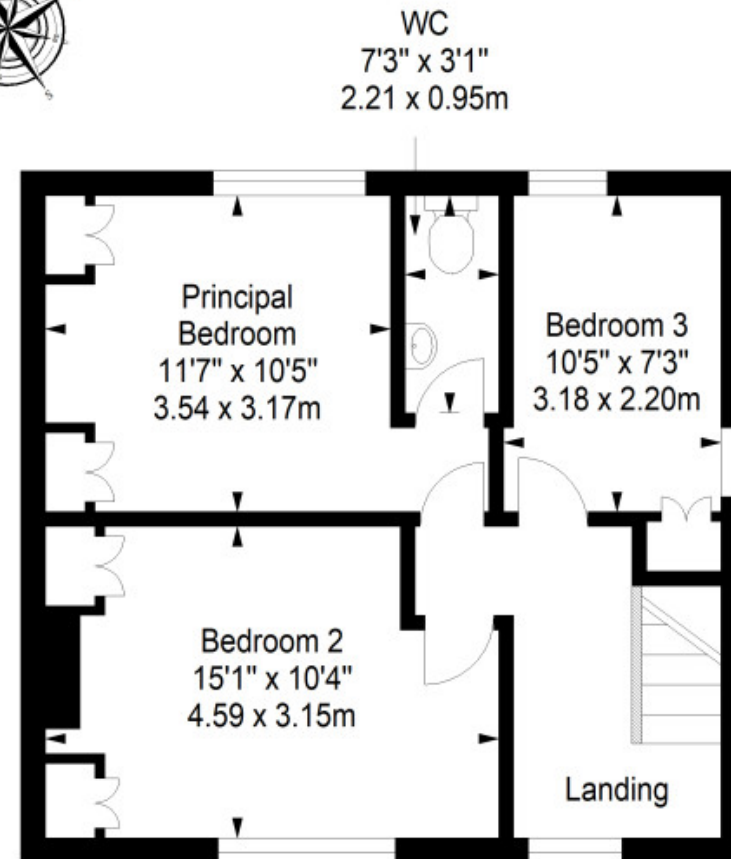
Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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