



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:



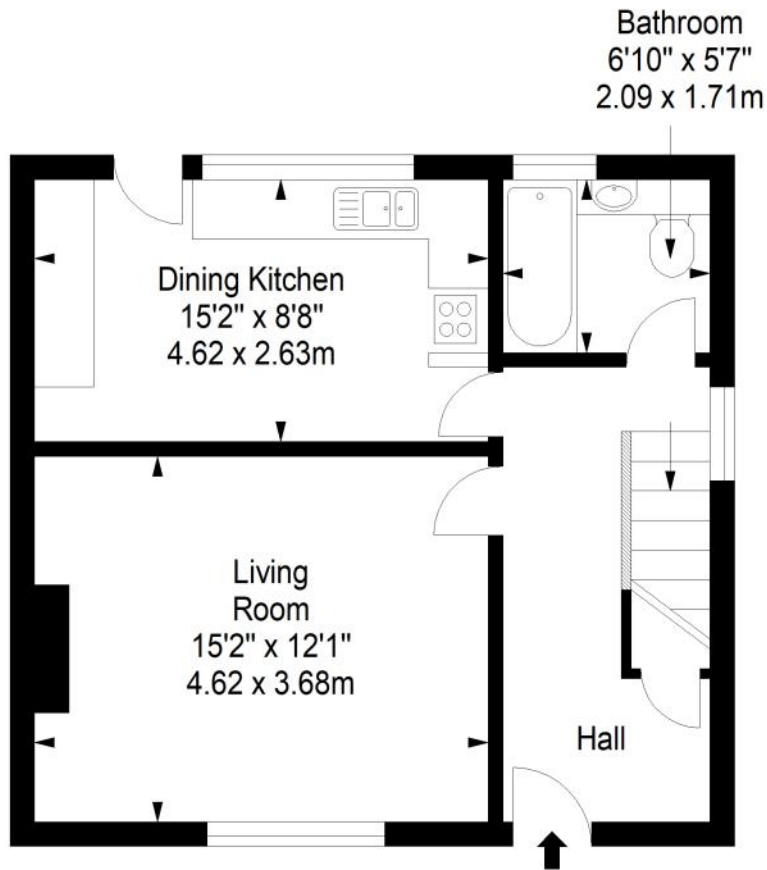
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

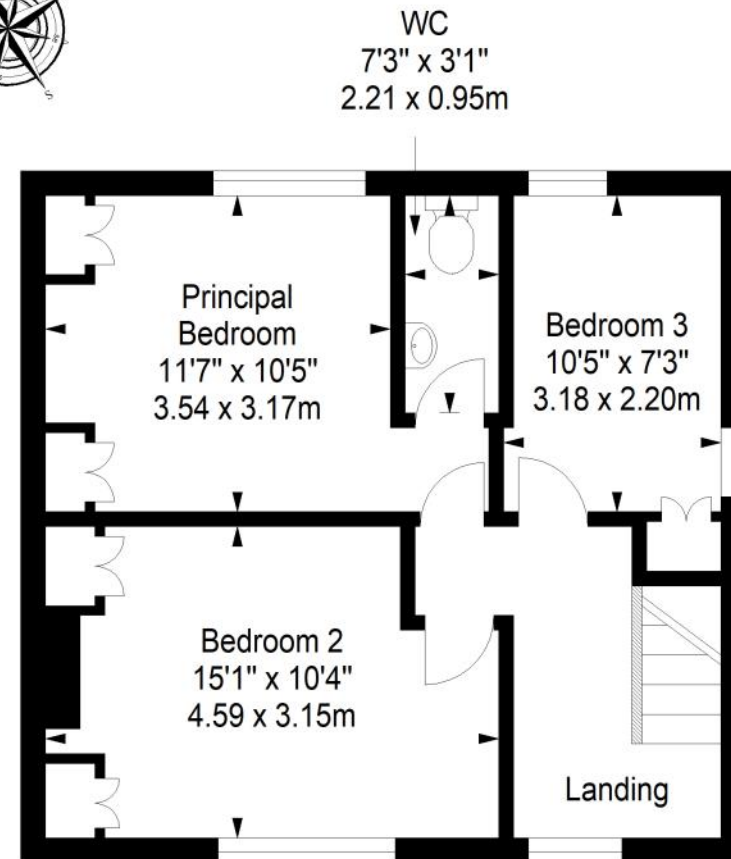
Ground Floor

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

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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