










Offers Over
£125,000

59/14 Craigour Drive

Little France | Edinburgh | EH17 7NG

This lovely, light filled maisonette flat with attractive open outlook, forms part of a popular residential district to the south of Edinburgh's City Centre. The area has lots to offer including excellent amenities and commuting links with the Royal Infirmary of Edinburgh just a short walk, providing an excellent base for those working at the hospital.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – D
-  Council Tax Band - B



Description

Offered to the market in true move-in condition, this lovely home enjoys a stylish and neutral interior throughout and shall undoubtedly appeal to the first time buyer/couple or rental investor. Accessed via a security entryphone system into the communal stairwell, with Flat 14 located on the 3rd floor. In brief, the well presented accommodation comprises; bright and welcoming hallway with excellent storage including a cleverly designed understair storage cupboard. There is a fully fitted kitchen located to the front of the property with ample wall and base units with built-in gas hob, electric oven and hood, integrated fridge freezer, free-standing washing machine and tumble drier included in the sale. An attractive, south-westerly lounge/diningroom enjoys plenty of natural light by way of the triple windows to the rear with open outlook. A carpeted staircase leads to the upper landing which has two built-in storage cupboards providing additional storage provisions. There are two good sized double bedrooms, both with built-in wardrobes and the recently upgraded, partially tiled bathroom comprises of a white three piece suite with luxury Rainfall shower over bath. Further benefits include gas central heating with combi boiler, smart meter and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer, free standing washing machine and tumble drier.

Gardens & parking

There are communal garden grounds located to the rear of the property and a private residents carpark is located to the rear of the building.

Viewing

By appointment with Neilsons on 0131 625 2222.





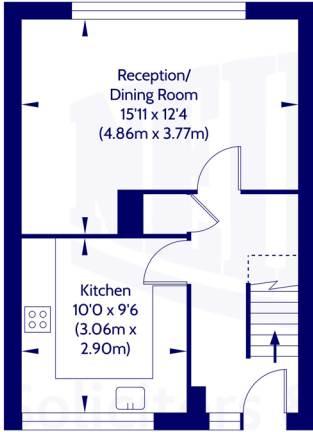
Location

The property is situated within the popular district of Little France which lies to the south of Edinburgh's City Centre. The property is well placed for access to many local shops and services with a Morrison's supermarket only a short distance away. The Royal Infirmary of Edinburgh hospital is a short walk away. The Cameron Toll shopping centre together with Straiton retail park are both a short drive away offering a more extensive range of shopping requirements and High Street shops. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses. The area enjoys excellent local schooling at all levels.

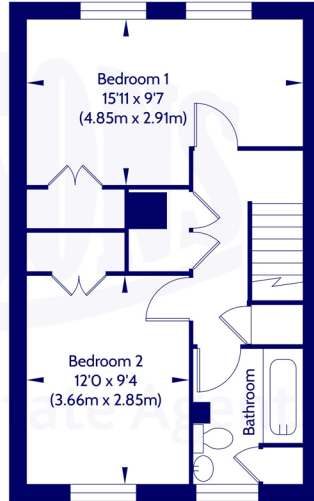




Approx. Gross Internal Floor Area 72.98 Sq M / 785 Sq Ft.



Third Floor



Fourth Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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