



107 Tweedsmuir Drive, Edinburgh, EH16 4XU

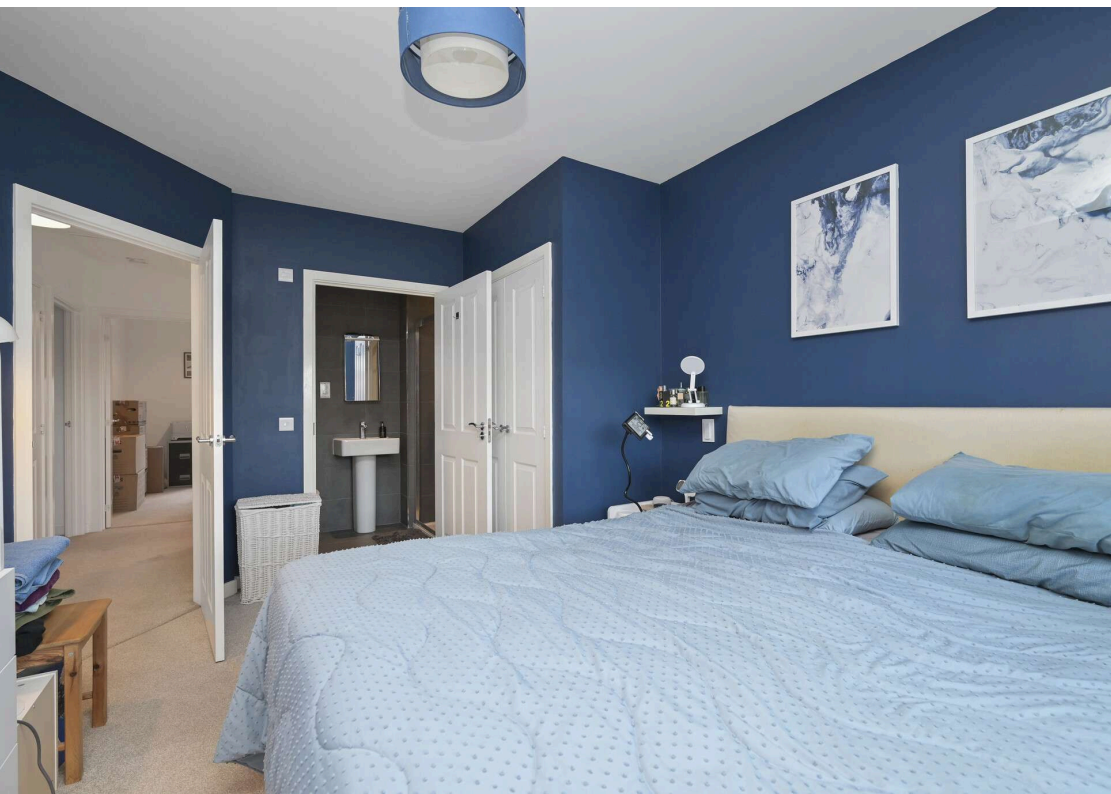


## Welcome

Welcome to Tweedsmuir Drive, this charming four bedroom semi-detached villa offers well-proportioned family accommodation with a rear enclosed garden, driveway and single garage. The property is set in a modern development within the Little France area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Living/dining room offers direct access to the rear garden.
- Fully fitted kitchen.
- Downstairs cloaks.
- Principle bedroom with built in storage and en suite shower room.
- Further three bedrooms.
- Family bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing.
- Single garage and driveway.
- Enclosed garden to the rear.







## Little France

Little France is a well located suburb lying south of the city centre near to the Royal Infirmary. There is a good 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 Sainsburys, also within easy reach. Schooling is well represented from nursery to senior level. 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.

## Agents Note

This property is factored by Hacking & Peterson with an approximate annual fee of £299 and is not inclusive of the building's insurance. Further information on the factors can be found via (the factors website address). Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





# Get in touch

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 0131 240 3818

Property Hub:

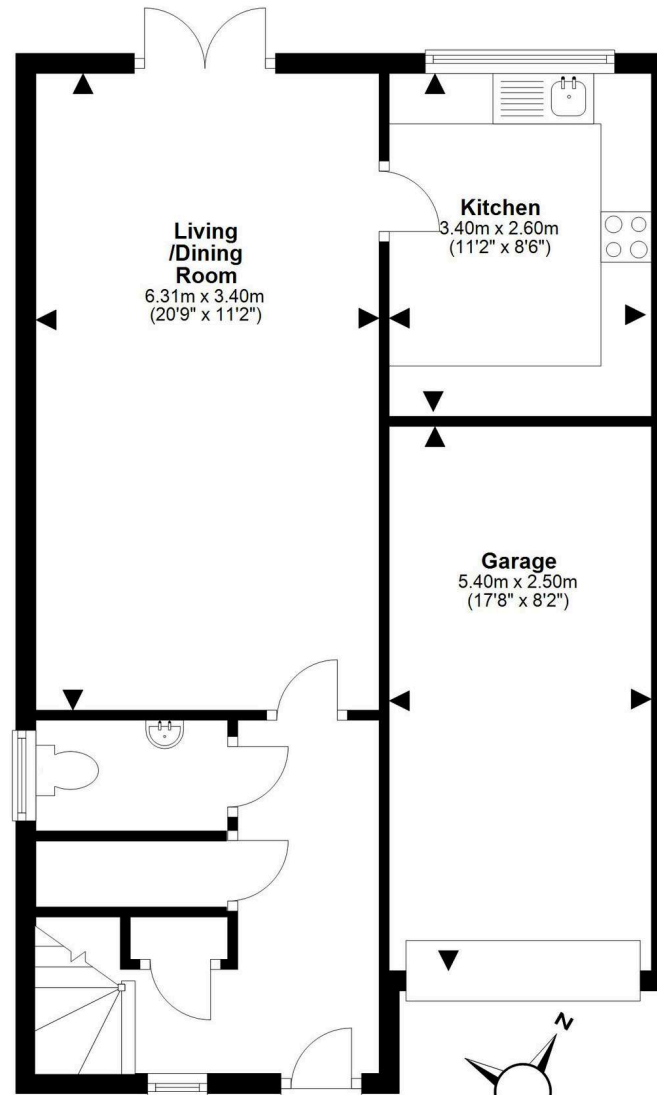
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

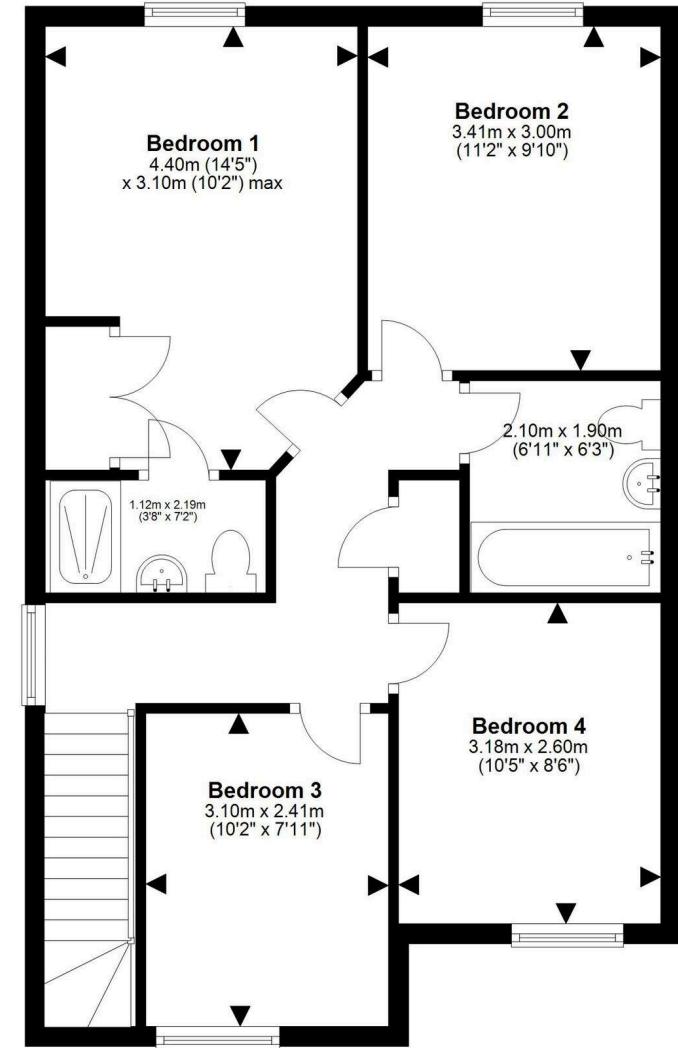
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.