



117 Upper Craigour, Little France, Edinburgh, EH17 7SE

Freshly Decorated, Two-Bedroom, Corner-Aspect, Stone-Built Bungalow

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Property Description

Freshly decorated, two-bedroom, corner-aspect, stone-built bungalow, ready-to-move-in, with an allocated parking space. Nestled off the main road, Forming part of a charming, converted steading development, this "city cottage" is located in the popular Little France area to the south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms with built-in mirrored wardrobes, and a bathroom.

Highlights include new carpeted flooring and light neutral decor throughout, a fitted kitchen with appliances, a fitted bathroom suite, and double-glazed windows. In addition, there is electric heating and good storage, including fitted wardrobes in both bedrooms, as well as a loft space.

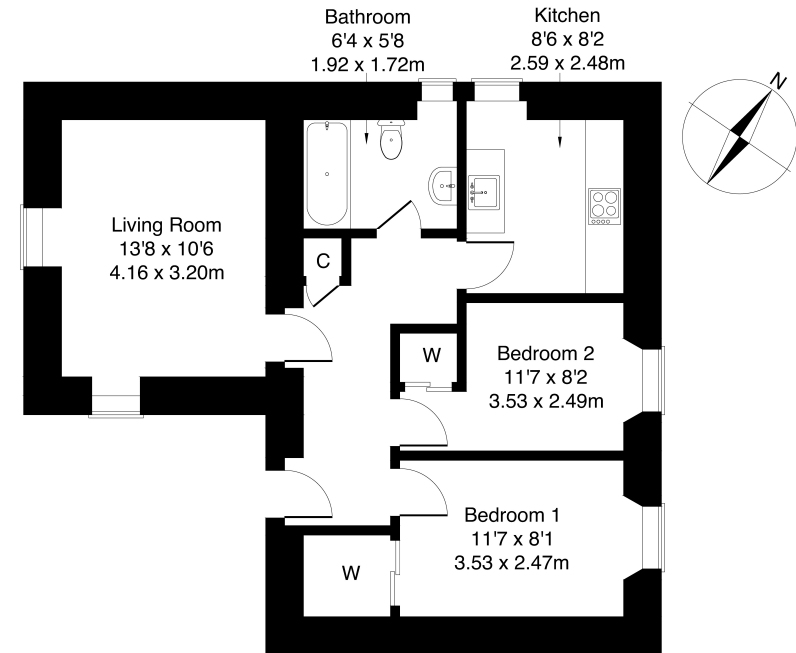
Located at the end of a quiet cul-de-sac, the development includes a shared courtyard, adequate communal garden grounds, a residential car park, and boasts fantastic transport links to the city, as well as easy access to the city bypass.

Excellent opportunity for a first-time buyer or as a rental/investment property. (Up-to-date PAT and EICR certificates).

A bright entrance hall, with storage, is finished with light, neutral decor and leads into a dual-aspect reception room on the left. Enjoying generous natural light and finished with newly fitted graphite-coloured carpeted flooring, the versatile space offers plenty of room for freestanding lounge furniture. Across the hall, a kitchen, with space for casual dining, is fitted with white wall and base units, wood-effect worktops and splashback tiling. Appliances include an integrated oven, a ceramic hob, an extractor fan, a freestanding fridge/freezer and a washing machine.

Two double bedrooms facing the rear of the development benefit from built-in, mirrored wardrobes, maximising floor space for freestanding bedroom furniture. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a towel radiator and tiled splash walls.

mov⁸ REAL ESTATE 117 Upper Craigour, Edinburgh, EH17 7SE
Estate Agents and Solicitors Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Little France is a residential area some four miles south-east of Edinburgh city centre on the A7. The area offers an extensive mix of family housing, with good local shopping provision, including a local Spar, and takeaway options within walking distance of the property. A Morrisons supermarket is less than a mile away on Gilmerton Road, with further amenities offered by the Cameron Toll Shopping Centre, and Straiton and Fort Kinnaird retail parks, all within a short drive away. Open air and green spaces include a variety of walks around Blackford Hill, and Arthur's Seat, offering fine

views across the city. Dalkeith Country Park with extensive walks, contemporary dining, and children's play areas is a short drive, cycle, or bus journey away. Ideally located for Edinburgh University's King's Buildings, and the Royal Infirmary, there is schooling from pre-school nursery through to secondary level within the area. There is regular public transport available, offering direct links to the city centre, whilst the city bypass is also quickly accessible.





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