



Please note: this image has been virtually staged.



125 Upper Craigour, Liberton, Edinburgh, EH17 7SE

Light & Tastefully Presented, Two Bedroom, Semi-Detached Villa with Gardens & Driveway

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Property Description

Light and tastefully presented, two-bedroom, semi-detached villa with gardens and a multi-vehicle driveway. Located in the established residential area of Liberton, south of Edinburgh city centre, and exceptionally well-placed for the Royal Infirmary.

Comprises an entrance porch, living room, kitchen, two double bedrooms, and a shower room.

Freshly prepared for the market with light neutral decor throughout, a new bathroom, a new central heating system, and new external doors. In addition, there is an updated kitchen with appliances, contemporary flooring, double glazing, and good storage including a loft.

Externally, there is a small lawn to the front with a paved driveway continuing along the side, whilst an enclosed rear garden offers good development potential.

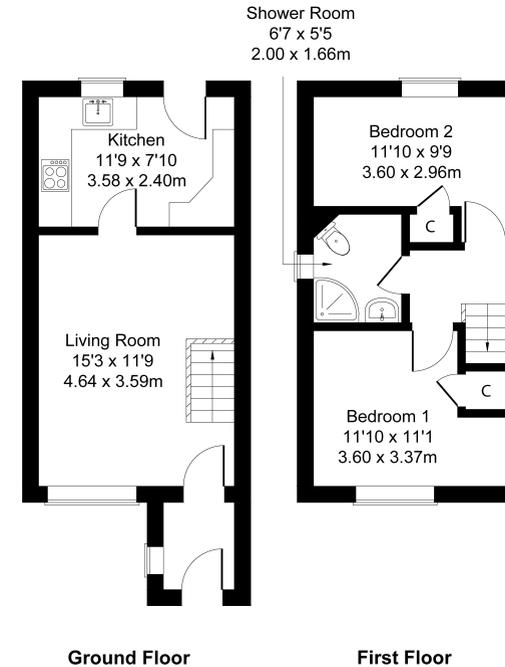
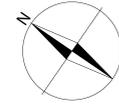
A welcoming entrance porch opens into the front-facing living room which offers ample space for freestanding lounge furniture, a large window allowing plentiful natural light and wood effect flooring extending from the porch. Set to the rear, with a door accessing the garden, the kitchen is fitted with modern units, wood effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated double oven, a gas hob with an extractor hood above and a freestanding washing machine.

On the upper floor, two double bedrooms are set to opposite aspects, similarly well-sized and finished with wood effect flooring and built-in storage cupboards. Whilst completing the accommodation, the shower room is fitted with a modern suite including a corner shower cubicle with a rainfall showerhead and panel splash walls, tiled splash walls for the remaining of the shower room and recessed spotlighting.

A 360 Virtual Tour is available online.

mov⁸ REAL ESTATE 125 Upper Craigour, Edinburgh, EH17 7SE
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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



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

Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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