



Estate Agents and Solicitors

35 Craigour Crescent, Edinburgh, EH17 7PH

Spacious, Three Bedroom, Semi-Detached Home.

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Property Description

Spacious-presented, three-bedroom, semi-detached house, with private gardens and a driveway.

Set on a quiet residential street, located in the Little France area, to the southeast of Edinburgh city centre.

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

Features include gas central heating, double glazing, fitted kitchen units, and extensive contemporary flooring.

In addition, there is good scope for storage development including false bedroom cupboards and an un-floored loft space.

Externally there patio garden to the front incorporates a driveway, whilst a generous rear garden includes a wood-decked patio and a large lawn.

A generous glazed entrance porch offers extensive space for outerwear storage and opens to the hall giving further access throughout the ground floor and to an understairs store cupboard.

Front-facing, the living room has a feature fireplace with tasteful surround wood-effect flooring and a central light fitting.

Rear-facing, the kitchen can accommodate and breakfast table and has a semi-partitioned utility/store with a door to the garden and the potential to open for a dining/kitchen.

Off the hall, a bright shower room is fitted with a modern two piece suite and corner cubicle, with contemporary wall-panelling and flooring. On the first floor, two well proportioned double bedrooms are set to both aspects and feature built-in store cupboards.

A third, dual-aspect bedroom has carpeted flooring and a central pendant light fitting.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)

Shower Room
6'2 x 5'7
1.89 x 1.69m

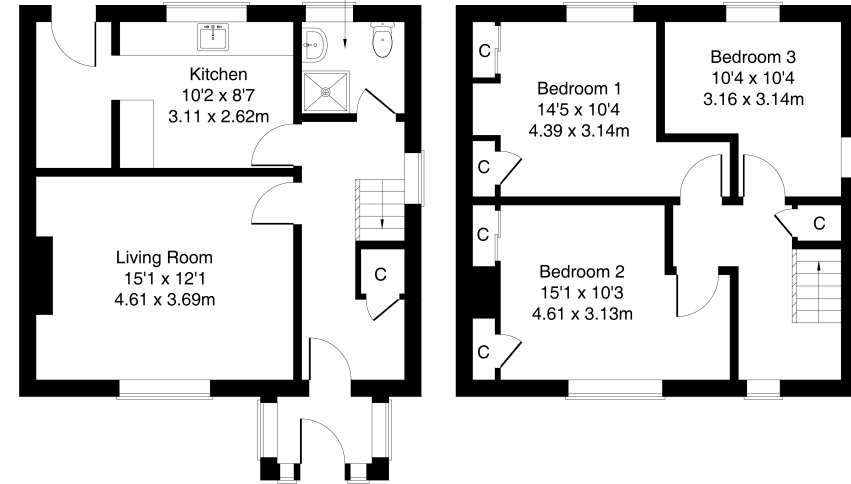
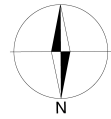
Kitchen
10'2 x 8'7
3.11 x 2.62m

Living Room
15'1 x 12'1
4.61 x 3.69m

Bedroom 1
14'5 x 10'4
4.39 x 3.14m

Bedroom 3
10'4 x 10'4
3.16 x 3.14m

Bedroom 2
15'1 x 10'3
4.61 x 3.13m



Ground Floor

First Floor

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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