



## 15a Craigour Drive, Little France, Edinburgh, EH17 7NY

Three Bedroom, Semi-Detached Home with Private Garden & Driveway

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# Property Description

Well presented, three-bedroom, semi-detached home with a private garden and driveway. Set in a quiet residential street, located in the popular Little France area, to the south east of Edinburgh city centre.

Comprises an entrance hall, living room, dining kitchen, three bedrooms and a bathroom.

Features include gas central heating, timber framed double glazing, storage provision in each bedroom, a floored attic, TV and telephone points, and a kitchen with appliances.

Externally the property benefits from an easily kept private rear garden, with a two-car monobloc driveway to the front.

The entrance hall has a storage cupboard and gives access to the stairway and throughout the ground floor. To the front, the living room features carpeted flooring, a central light fitting and a TV wall mount. To the rear, the kitchen is fitted with wall and base units and matching worktops, a tiled surround and a sink with drainer. Appliances include an integrated gas hob, extractor hood, oven, and a freestanding washing machine and fridge/freezer.

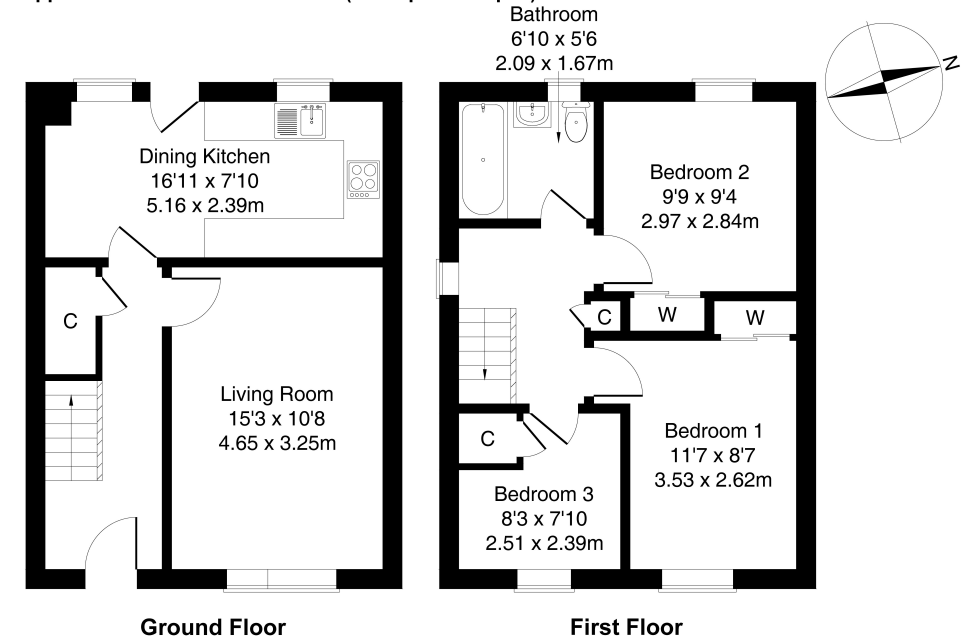
Upstairs, bedrooms one and two are to opposite aspects, similarly finished with carpeted flooring and built-in wardrobes, whilst bedroom three is set to the front, also with carpeted flooring and a storage cupboard. Completing the accommodation, the bathroom is fitted with a suite, a shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



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**Approximate Gross Internal Area: (807 sq ft - 75 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. A Morrisons supermarket is on Gilmerton Road, with further amenities offered by the Cameron Toll Shopping Centre, and at Straiton and Fort Kinnaird retail parks. Open air and green spaces include a variety

of walks around Blackford Hill, offering fine views across the city. Ideally located for Edinburgh University and the Royal Infirmary, there is schooling from nursery through secondary level within the area. There is regular public transport available throughout, whilst the city bypass is also quickly accessible.









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