



McKinnon Forbes
Estate Agents & Solicitors

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www.mckinnonforbes.co.uk



155 UPPER CRAIGOUR
LITTLE FRANCE, EDINBURGH



“Spacious, well presented & extended 4-bedroom semi-detached villa with garage & driveway”



155 UPPER CRAIGOUR

LITTLE FRANCE, EDINBURGH EH17 7SQ

Spacious, well presented and extended 4 bedroom semi detached villa with garage & driveway set at the end of a quiet cul de sac in the increasingly popular residential area of Little France, close to the Edinburgh Royal Infirmary and local amenities. The accommodation comprises: on the ground floor: bright entrance hall leading to the charming sitting room, French doors off the sitting room lead to the sun lounge which in turn leads to the enclosed rear garden. Off the sitting room is the fitted kitchen/dining room with integrated gas hob, electric oven and cooker hood. Off the sun lounge is the hall leading to bedroom 4 with fitted wardrobes & tiled en suite bathroom/WC. On the upper floor: landing with storage cupboard, 3 good size bedrooms, 2 with fitted wardrobes and tiled shower room/WC with sensor shower. The property benefits from gas central heating and double glazing and included in the purchase price are all fitted floor coverings, blinds and light fittings. To the front of the property is a driveway and garage and to the rear is an enclosed garden with patio area. This property will make the perfect family home offering flexible accommodation, viewing is highly recommended!





The sought after area of Little France, located about four miles south of Edinburgh city centre, is a popular residential area with abundant green spaces like Little France Park and Dalkeith Country Park. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The Pentland and Braid Hills nearby offer outdoor opportunities and stunning views. Golfers have Liberton and Braid Hills Golf Clubs, the Midlothian Snowsports Centre for winter sports is also nearby. The new David Lloyd Health Club at Shawfair has a gym, fitness classes, tennis courts, and more. You'll find lively bars and restaurants in nearby Newington, and Fort Kinnaird Retail Park has an Odeon Cinema and shopping. Grocery shopping is easy with Morrisons and Aldi on Gilmerton Road. Little France is well-located for the Royal Infirmary and The University of Edinburgh Kings Buildings. Nearby schools include Craigour Park Primary and Liberton High School, and prestigious private schools like George Watsons College and Merchiston Castle School are accessible. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport.

“Set at the end of a quiet cul de sac in the increasingly popular residential area of Little France”





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

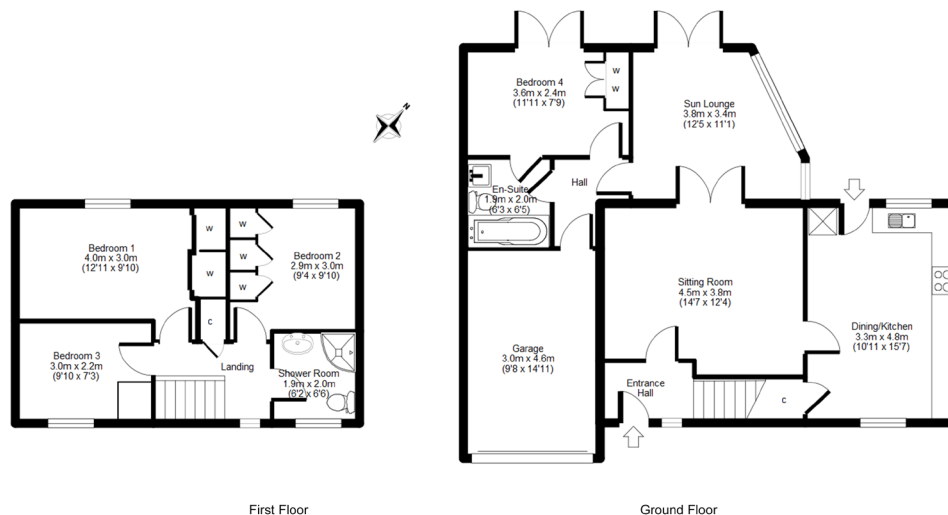
Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	4	
Reception Rooms	2	
Bathrooms	2	
Parking	Garage & Driveway	
EPC Rating	C	
Council Tax	E	



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ESTATE AGENTS AND SOLICITORS



155 Upper Craigour, Edinburgh, EH17 7SQ

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.