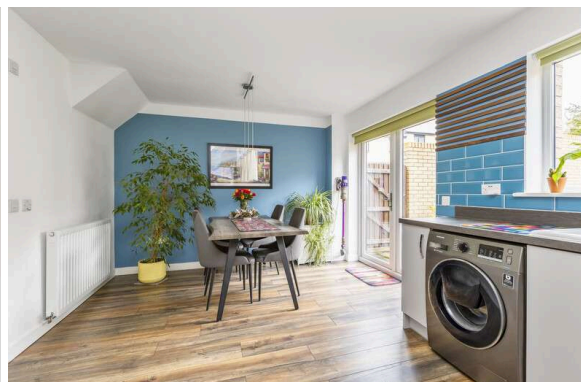




119 Tweedsmuir Drive
LITTLE FRANCE | EDINBURGH | EH16 4XU


warners
solicitors & estate agents



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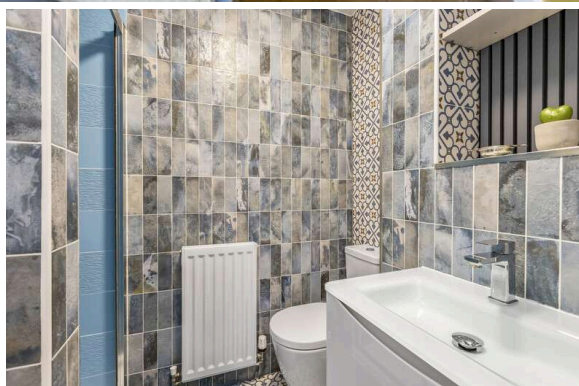
Extremely well presented three bedroom semi detached home, set on a popular development, well placed for easy access to the City Centre and Edinburgh Royal Infirmary. This immaculate family home is presented to the market in pristine order throughout and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed sunny garden, with intimate decking area.

It comprises, a welcoming entrance hallway, spacious living room with patio doors out of the front of the property, downstairs wc, bright and spacious dining kitchen currently with washing machine, dishwasher, gas hob, oven and fan, Belfast sink, dining area and patio doors into the rear garden. Upstairs there are three well proportioned bedrooms, the master bedroom with built in storage and an ensuite shower room and the house is completed by a stylish bathroom with bath and wc.

Externally the beautifully tended enclosed rear garden is laid to lawn with a decking area, outside tap and access out the development/parking area. The property also benefits from gas central heating, double glazing, an attic and an allocated parking space. Early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

- Hall with storage & access to the ground-floor wc
- Spacious living room with patio doors
- Beautiful dining kitchen with patio doors out to the rear garden
- Three Bedrooms, one with en-suite
- Family bathroom and Insulated Attic
- Gas central heating & double glazing
- Beautifully tended enclosed rear garden with decking area
- Allocated parking space

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras include: leather sofas in living room, tv stand, bed frame, new mattress, office desk, book shelves, and shoe cupboard in the hall, and garden furniture.

EPC Band: C

Little France is a well located suburb lying south of the city centre near to the Royal Infirmary. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsburys, also within easy reach. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

