



Deans Properties

Deans Solicitors and Estate Agents LLP



**122 Upper Craigour
Little France, EH17 7SH**



MID-TERRACED HOUSE

- Living Room
- Kitchen
- Dining Room/Conservatory
- Three Double Bedrooms
- Bathroom
- Shower Room
- Cloak Room
- Private Rear Garden
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating - C



This spacious mid-terraced house forms part of a well-established, modern development in the popular residential area of Little France in south Edinburgh, close to Edinburgh Royal Infirmary. The accommodation on the ground floor comprises; generous living room with attractive fireplace, bright, open-plan dining room/conservatory, large, modern kitchen, shower room and cloakroom. There are three good-sized double bedrooms on the first floor and a bathroom with shower over bath. An immaculately landscaped, south-east facing garden lies to the rear and there is an allocated parking space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, blinds, oven, hob, hood, fridge, freezer, washing machine, dishwasher, integrated microwave and all garden furniture. The appliances included are sold as seen with no warranty provided.

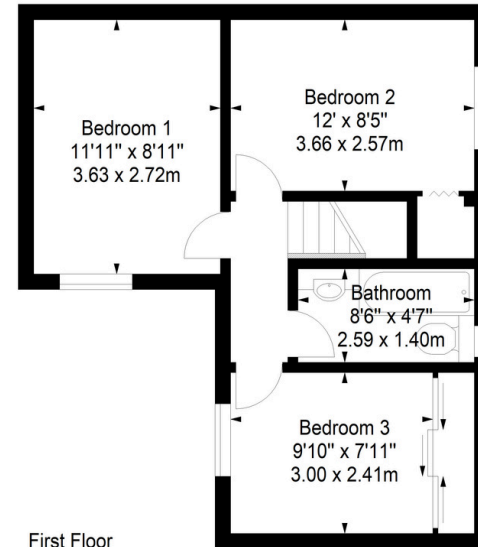
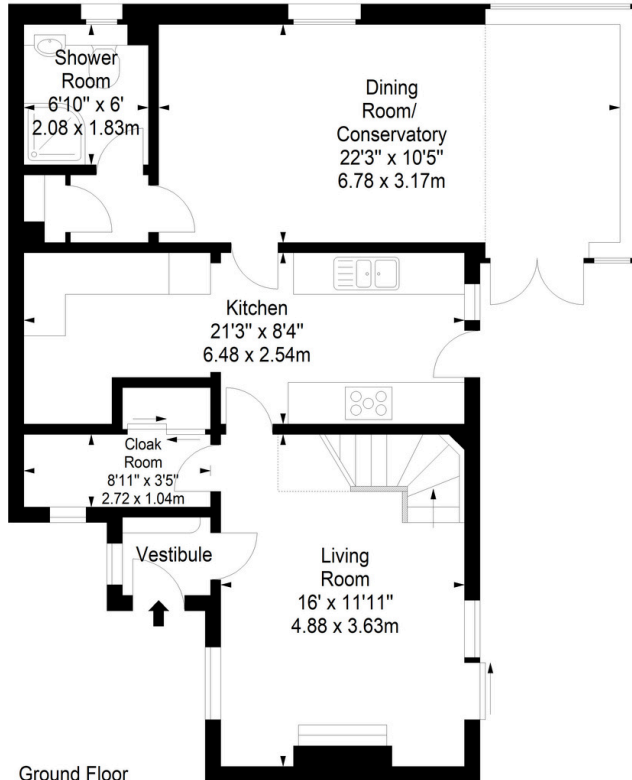
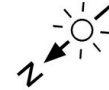




Upper Craigour,
Edinburgh,
Midlothian, EH17 7SH



Approx. Gross Internal Area
1151 Sq Ft - 106.93 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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