



**31 Craigour Avenue,  
Little France, EH17 7NH**

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED BUNGALOW

- Living/ Dining Room
- Kitchen
- Three Bedrooms (one en-suite)
- Bathroom
- Private Front and Rear Garden
- Excellent Storage
- Driveway
- Double Glazing and GCH
- EPC Rating - C





This bright and spacious detached bungalow is situated in Little France, an established residential area in south Edinburgh, close to The Royal Infirmary, a variety of local amenities and excellent public transport links. The accommodation comprises; generous living room/dining room with feature fireplace, large, separate kitchen, three good-sized bedrooms with built-in storage, one en-suite shower room and bathroom with shower over bath. There are neatly maintained gardens to the front and rear and a driveway provides convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, hood, fridge-freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.



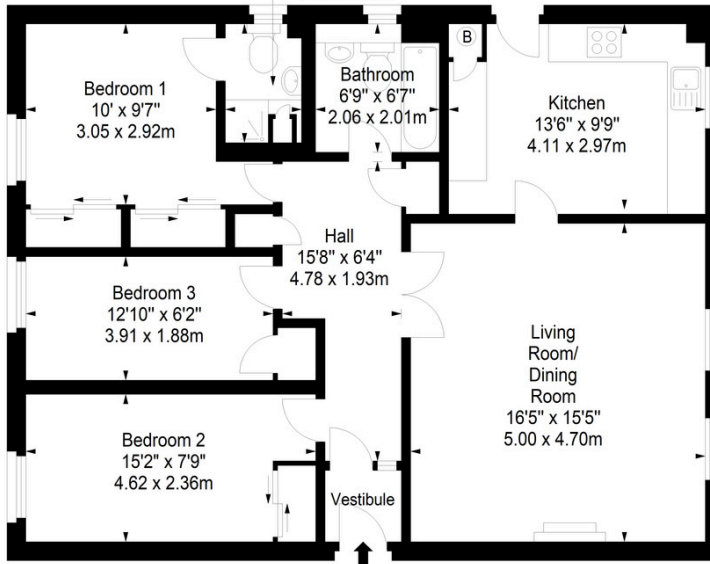


Craigour Avenue,  
Edinburgh,  
Midlothian, EH17 7NH



Approx. Gross Internal Area  
974 Sq Ft - 90.48 Sq M  
For identification only. Not to scale.  
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Ensuite  
Shower  
Room  
6' x 4'  
1.83 x 1.22m



Ground Floor





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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Your Property People.

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