



63 Tweedsmuir Drive,
Little France, EH16 4XU

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Five Bedrooms
- Two En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Enclosed Private Gardens
- EV Charging Point & Driveway
- Double Garage
- EPC Rating - B



Quietly tucked away at the end of a cul-de-sac, and adjacent to accessible woodlands, this generously proportioned detached villa forms part of a modern estate in the desirable location of Little France. The property is within walking distance of the Edinburgh Royal Infirmary and Little France park, close to a variety of amenities and Cameron Toll Shopping Centre and easy reach of the City Centre by way of a good public transport service. The spacious and versatile accommodation would make an excellent family home and comprises; a welcoming entrance hallway with LVT staircase leading to the upper landing, WC apartment, lovely sitting room with picture window overlooking the front garden, family room, modern dining kitchen with French doors to the rear garden and utility room with separate convenient entrance to driveway. Upstairs leads to five good sized bedrooms/2 with en-suite shower rooms and family bathroom. There are private gardens to the front and fully enclosed to the rear with decked patio area. A driveway provides off-street parking accommodating up to 3 cars and leads to a double garage, with installed charging point for EV vehicles. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, cooker, fridge-freezer, tumble dryer, washing machine, light shades and EV charging point. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



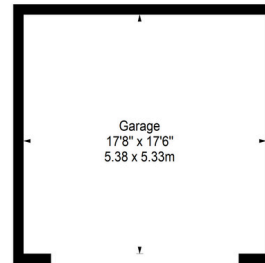


**Tweedsmuir Drive,
Edinburgh,
Midlothian, EH16 4XU**

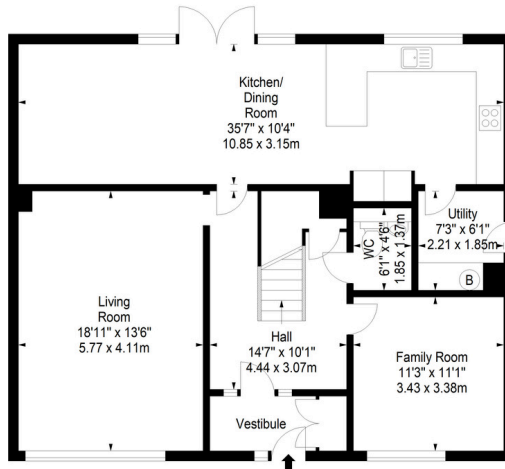


Approx. Gross Internal Area
2112 Sq Ft - 196.20 Sq M
Garage

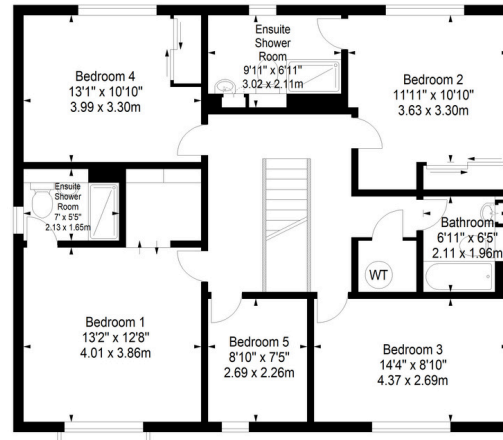
Approx. Gross Internal Area
311 Sq Ft - 28.89 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First 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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