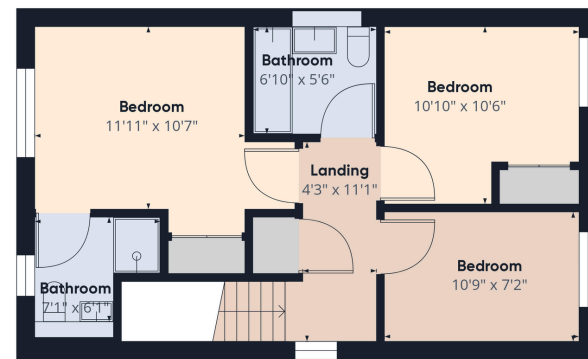




Floor 0



Floor 1

Approximate total area\*  
1013.96 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Description

Welcome to this charming 3-bedroom end terrace property, exquisitely presented and in move-in condition. Nestled in a small exclusive new build estate, this home offers the perfect blend of comfort and convenience in the most sought after location.

The property boasts three well-proportioned bedrooms, ideal for family living or guests. The modern kitchen and inviting living spaces are designed for both functionality and style, making it easy to envision your life here. The private rear garden adds to the appeal, offering a serene outdoor space to unwind.

Situated close to excellent local amenities, schools, and transport links, this home is perfect for those seeking a good balance of city and country.

Not to be missed book your internal viewing now:  
0131 297 3177

The Property Comprises of:

- Prime cul-de-sac location
- Welcoming hallway with storage space
- Bright and spacious lounge leading to dining area
- Modern open plan kitchen/diner with doors to rear garden
- Integrated appliances
- Ground WC
- Primary bedroom with en-suite shower room and fitted wardrobes
- Bedroom two with fitted wardrobes
- Bedroom three
- Stylish family bathroom with shower over bath
- Private rear garden
- Residents off street parking available
- EPC Band - B



## Location

Nestled in the charming area of Little France, Edinburgh, Tweedsmuir Drive offers an inviting blend of suburban tranquility and urban convenience. One of the standout features is its proximity to an array of local amenities. Residents can enjoy a variety of shopping options, including the nearby Cameron Toll Shopping Centre, which hosts a selection of high street retailers, a large supermarket, and several dining establishments. For those who prefer outdoor activities, Little France Park is only a 5 minute walk away which offers views of the Firth of Forth, Arthur's Seat, as well as Craigmillar Castle from here you can also explore Craigmillar Castle Park, offering scenic trails, historical sites, and picnic areas. The city can also be reached by reliable bus routes or under an hours walk away. Additionally, the Royal Infirmary of Edinburgh is conveniently located nearby, providing peace of mind with its comprehensive healthcare services. Education is a key consideration for many families. The area is served by several highly regarded schools primary, secondary and universities.

