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Fixed Price

**£230,000'**

# 100 Upper Craigour

Little France | Edinburgh | EH17 7SH

A fantastic opportunity has arisen to acquire this attractive three bedroom terraced villa, quietly positioned within the popular residential district of Little France. Close to local amenities, transport links and the Royal Infirmary of Edinburgh, the property is well-suited to first-time buyers, professionals and growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the accommodation is presented in true move-in condition while briefly comprising of; welcoming entrance vestibule, bright and airy lounge/diner with an open staircase and understairs storage, stylish fully-fitted kitchen with a range of integrated and freestanding white goods, paneling in splash areas and under-unit lighting, landing with over stairs storage and Ramsay ladder access to the partially-floored attic, generous front-facing double bedroom with room for different configurations, two further well-proportioned double bedrooms both with ample space for freestanding furniture, and a modern partially-paneled shower room with a rainfall shower and light-up vanity mirror with in-built Bluetooth.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A small private lawn and entrance path can be found to the front of the property whilst the private rear garden is fair in size and is split over two levels with separate patio and lawn areas. Unallocated residents parking can be found to the rear of the building.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Little France is a popular residential district located to the south of the City Centre. It offers plenty of amenities including shopping, leisure and recreational facilities with bus services linking the City Centre and surrounding districts. Located close by are Morrisons & Aldi supermarkets and for further extensive shopping the nearby Cameron Toll Shopping Centre, Straiton Retail Park and the Fort Kinnaird Retail Park are all easily accessible. For the commuter the area is ideal with access to the A1 and City of Edinburgh Bypass, linking the main Scottish motorway network system. Leisure pursuits are well catered for in the area and there are many delightful walks around Blackford and Braid Hills plus many excellent golf courses within easy reach. The Edinburgh Royal Infirmary hospital is within close proximity, providing an ideal base for the employees of the hospital and for students, Edinburgh University Kings Building Campus is within easy reach.



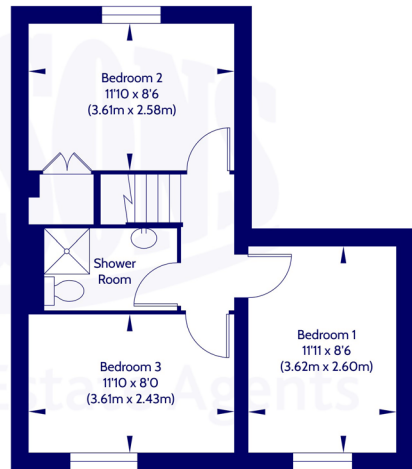


Approx. Gross Internal Floor Area 65.45 Sq M / 705 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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