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Offers Over

£260,000

56 Craigour Avenue

Little France | Edinburgh | EH17 7NJ

A superb opportunity has emerged to purchase this generously-proportioned three bedroom end-terraced villa, conveniently 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 professionals and growing families.

-  3 beds
-  2 public
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; inviting entrance hallway, bright and spacious lounge with a handy understairs storage cupboard and ample space for different configurations, modern fully-fitted kitchen with a range of integrated and freestanding white goods, dining room with sliding glass doors leading to the rear garden, two-piece W/C, first floor landing with attic access, good sized principal double bedroom with a rear-facing outlook and integrated wardrobes, partially-tiled en-suite shower room with a single cubicle, second sizeable double bedroom with further integrated wardrobes and plenty of room for freestanding furniture, third single bedroom offering flexible use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

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

Gardens and Parking

The property is well served by private front and rear gardens. The rear garden is substantial in size and is mostly laid to lawn with a slabbed patio area allowing for garden furniture. For the car owner, there is a two-car single driveway for off-street parking as well on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

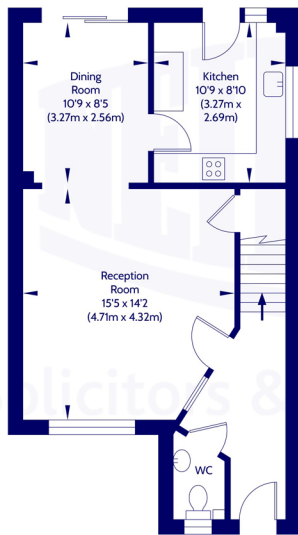
Little France is a popular residential district located to the south of the City Centre. It offers plenty of amenities including shopping, leisure and recreational facilities with bus services linking the City Centre and surrounding districts. Located close by are Morrisons & Aldi supermarkets and for 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.



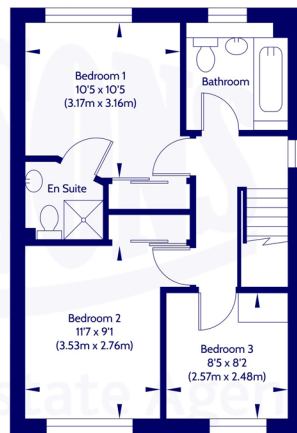


Approx. Gross Internal Floor Area 91.34 Sq M / 983 Sq Ft.

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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