



Solicitors & Estate Agents



Offers Over

£300,000

53 Tweedsmuir Drive

Little France | Edinburgh | EH16 4XU

Quietly nestled within a sought-after modern development, this stylish three-bedroom terraced villa enjoys a peaceful setting with open views and a prime position close to excellent local amenities and transport links. Offering bright, contemporary interiors and a private rear garden, the property will be of particular appeal to professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Residents parking
-  EPC Band - B
-  Council Tax Band - E



Description

A welcoming hallway with an understairs cupboard introduces the home, accompanied by a convenient ground-floor WC with partial tiling and tiled flooring. The spacious lounge to the front boasts a pleasant open outlook, while the modern kitchen/diner is the heart of the home. Finished with sleek gloss white units, a range of integrated appliances, under-unit lighting, and French doors opening onto the garden, it provides an ideal space for family meals and entertaining.

Upstairs, the landing hosts a good-sized storage cupboard and attic access. The principal bedroom is a generous double featuring integrated sliding wardrobes and a peaceful outlook towards Arthur's Seat. A smart en-suite accompanies the room, complete with a double shower cubicle, partial tiling, tiled flooring, and a heated towel rail. A second double bedroom to the rear also benefits from integrated sliding wardrobes and space for freestanding furniture, while a third bedroom offers versatility as a single bedroom or study. Completing the accommodation is a family bathroom fitted with a three-piece suite, heated towel rail, partial tiling, and tiled flooring.

Further benefits include gas central heating, and double glazing throughout.

The property is also factored, with fees of approximately £70 per quarter.



Extras

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

Gardens & Parking

Externally, the private rear garden is well designed for low-maintenance enjoyment, incorporating a decked dining area with outdoor power sockets, a slabbed patio, artificial turf, and decorative chipstone borders. For the car owner, there is unallocated residents parking as well as on-street parking for visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





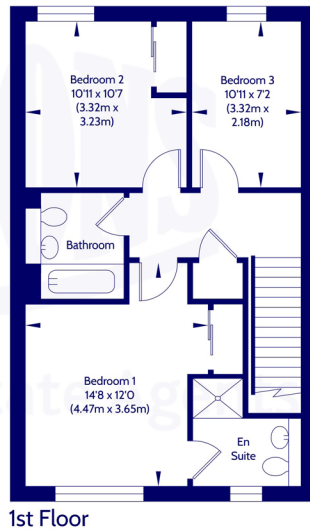
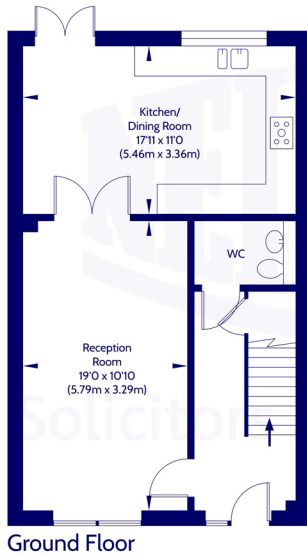
Location

Little France is a well-connected suburb on the southern edge of Edinburgh, best known as the location of the city's Royal Infirmary. The area offers a wide selection of local amenities, with larger retail destinations such as Cameron Toll, Fort Kinraid, and Straiton Retail Park – home to major outlets including Marks & Spencer and Sainsbury's – all within easy reach. Neighbouring Newington provides additional dining, leisure, and cultural attractions. Families are well catered for with schooling from nursery through to secondary level. For fitness and recreation, David Lloyd Shawfair is just a short drive away. Regular bus services connect the area to the city centre and beyond, while the nearby city bypass ensures quick access to surrounding districts, Edinburgh Airport, and the wider motorway network.





Approx. Gross Internal Floor Area 102 Sq M / 1105 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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