



Immaculate and beautifully presented

Three-bedroom, end-terrace house



This immaculate and beautifully presented, three-bedroom, end-terrace house is situated in the popular Little France area of Edinburgh, close to local amenities and 5 minutes' walk to the Royal Infirmary. The property has been refurbished, professionally decorated, with some new flooring/carpets, offering buyers a property in walk-in condition. The accommodation consists of an entrance hall, cloakroom with wc, a lovely bright lounge, with a feature fireplace and a cupboard housing the meters, a very smart, new contemporary, Wren dining kitchen with a good range of soft grey fitted units, appliances and space for a table and chairs. There is also a utility room with fitted units, a sink, appliances, a generous store cupboard and a door to the garden. On the upper floor there is a master bedroom with fitted wardrobe and ensuite shower room, a second double bedroom with built-in wardrobe, a single bedroom and a family bathroom, with very nice tiling, and an attractive vanity unit. To the front of the property there is a two-car driveway and to the rear there is a lovely, sunny, enclosed landscaped garden with an area of lawn, new decking, an outside tap and access to the front.

Key Features

- Hall
- Lounge
- Dining kitchen
- Utility room
- Cloakroom with wc
- Master bedroom, with en-suite
- Two further bedrooms
- Family bathroom
- Attic
- Gas central heating (new boiler)
- Double glazing
- Garden
- Driveway



Little France

The property is ideally located in a well-kept, established, residential area located in the popular Little France area of Edinburgh, which lies to the South of the city centre, conveniently surrounded by excellent local amenities, including Little France park. There is a good selection of shops nearby; Aldi, Scotmid, Morrisons, petrol station, GP and dental surgeries, vets, takeaways, chemist, hairdressers'/barbers'/beauticians, library and community centre with further amenities offered at Cameron Toll Shopping Centre, and Straiton and Fort Kinnaird retail parks, all within a short drive away. Open air and green spaces include a variety of walks around Craigmillar Castle Park, Blackford Hill, and Arthur's Seat, offering lovely views across the city. Dalkeith Country Park with extensive walks, contemporary dining, and children's play areas is a short drive, cycle, or bus journey away. Ideally located for Edinburgh University's King's Buildings, Edinburgh Bioquarter and the Royal Infirmary and there is schooling from pre-school nursery through to secondary level within the area, within easy walking distance. There is regular public transport available, offering direct links to the city centre, whilst the city bypass is also quickly accessible.



Extras

All fitted floor coverings, curtains, blinds, light fittings, Bosch induction hob, oven, dishwasher, fridge freezer, dryer and washing machine are included in the sale (no warranties given). Some furniture may be available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£275,000

EPC Rating

C

Tenure

Freehold



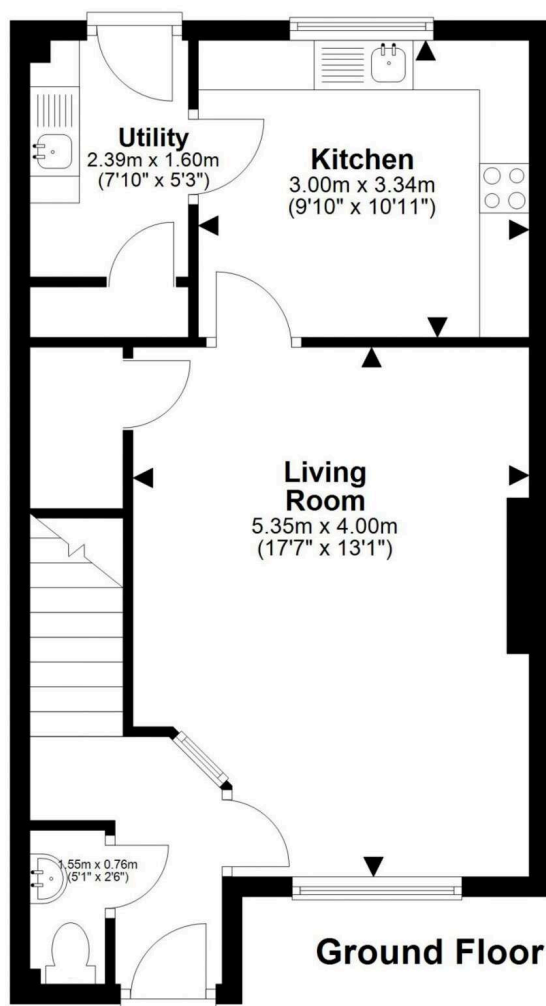


"Experience effortless living in this stunning, beautifully presented home, which is in pristine, turn-key condition"

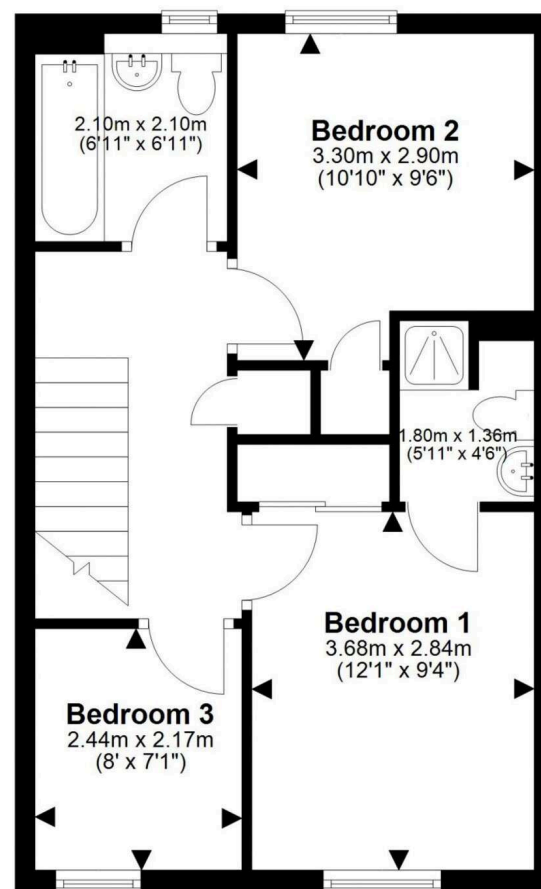








Ground Floor



First Floor

Total area: approx. 87.9 sq. metres (946.2 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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