



# 42 Craigour Drive

Little France, Edinburgh, EH17 7NY



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## 42 Craigour Drive

Appealing, well proportioned 3 bedroom terraced house with private front & rear gardens. Now requiring upgrading and modernisation.

- Sitting/dining room
- Kitchen leading to the rear garden
- 3 double bedrooms
- Shower room
- Requires upgrading & modernisation
- Well proportioned throughout
- Popular residential area
- Private garden to the front & rear
- On street parking
- Electric heating & double glazing

**Offers Over: £190,000**

**EPC Rating: E**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.





# About the Property

Located in the popular residential area of Little France, this 3 bedroom terraced house benefits from a private garden to the front and rear.

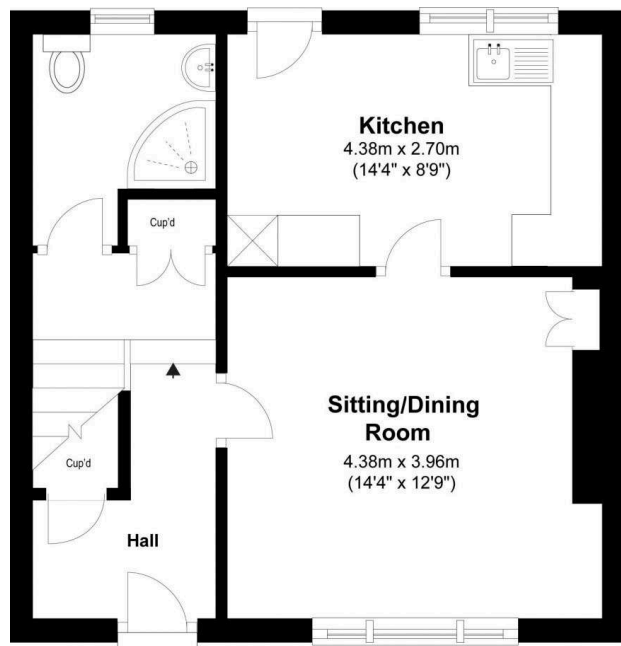
The interior of the property is bright and well proportioned throughout but now requires upgrading and modernisation. This is a great opportunity for a buyer to create a superb home to their own style and requirements.

## Extras

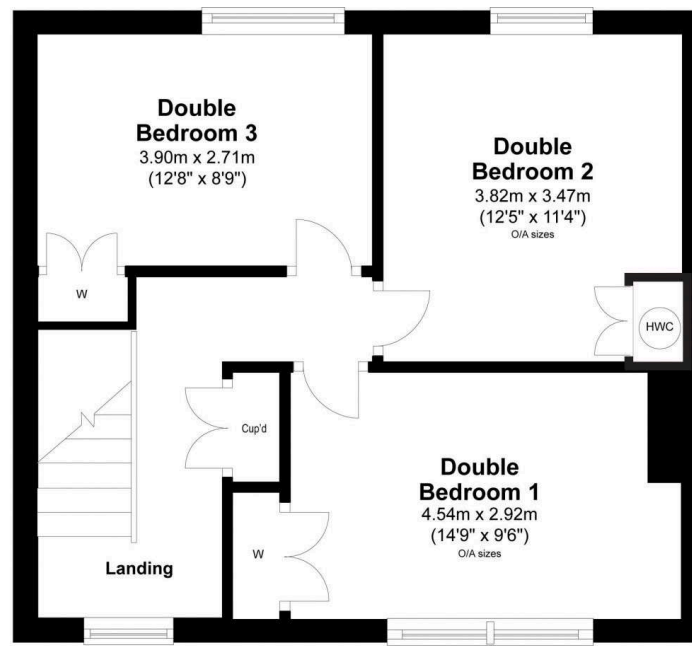
All fitted floor coverings and light fittings are included in the sale price.



# Floor Plan



Ground Floor



First Floor

## Location

Little France is a popular residential area on the south side of the city, just beyond Liberton Golf Course and little more than 3 miles from the city centre. It is a popular and attractive place to live with excellent bus services to and from the Princes Street and to many other parts of the city. The Royal Infirmary and Medical School, the new Children's Hospital and the Bio Quarter are all within a few minutes on foot, as are local shopping facilities, primary and secondary schools. Within easy reach are the University King's Buildings and further shopping facilities at Cameron Toll. The city by-pass is also within a short drive, giving access to the A1 south, the west side of the city, Edinburgh International Airport and the central motorway network. In addition to a number of golf courses the surrounding area boasts a number of green spaces and the High School offers a wide programme of activities for children and adults alike.



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