



82 Upper Craigour
Edinburgh, EH17 7SF

Entrance Vestibule
Lounge/Dining Room
Fitted Kitchen
Conservatory
2 Double Bedrooms
1 Single Bedroom
Family Bathroom
Gas Central Heating and Double Glazing
Private Gardens and Private Driveway
EPC: C
Council Tax Band: D

Set in a tranquil cul-de-sac within a popular residential location close to The Royal Infirmary, this is a bright and generously proportioned three-bedroom semi-detached home in Little France. With its well-thought-out layout, private garden and driveway, it has much to offer for those looking to create a comfortable home in their own style. Near to excellent amenities, scenic green spaces, and schooling, this property presents a fantastic opportunity to first time buyers, young families and investors alike.

The property comprises; welcoming entrance vestibule, spacious living room and dining space, modern fitted kitchen with base and wall-mounted units and various appliances, bright and warm conservatory to the rear with access to the private garden, well-proportioned master bedroom with built-in half wardrobe and leafy outlook, second double bedroom with modern wood floors, third single bedroom which could also be used as a home office or nursery, contemporary family bathroom with large dual shower including rainfall shower, WC and wash basin. Gas central heating and double glazing ensures a comfortable living environment all year round.

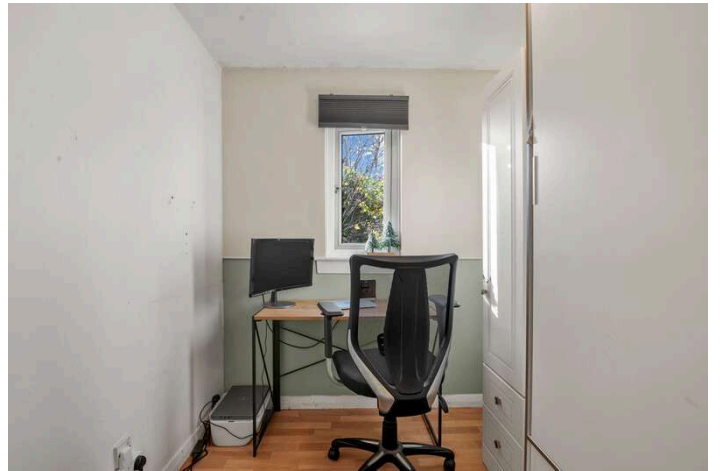
Externally, the property boast and a front garden with driveway, and a sunny private rear garden which is easily maintained.

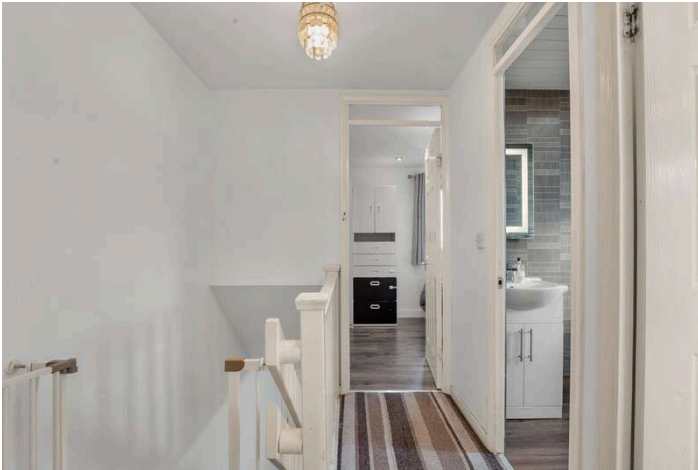
Little France, located about four miles south of Edinburgh, is a popular residential area with abundant green spaces like Little France Park and Dalkeith Country Park. The Pentland and Braid Hills nearby offer outdoor opportunities and stunning views. Golfers have Liberton and Braid Hills Golf Clubs, the Midlothian Snowsports Centre for winter sports is also nearby. The new David Lloyd Health Club at Shawfair has a gym, fitness classes, tennis courts, and more. You'll find lively bars and restaurants in nearby Newington, and Fort Kinnaird Retail Park has an Odeon Cinema and shopping. Grocery shopping is easy with Morrisons and Aldi on Gilmerton Road, and Cameron Toll shopping centre (which has a large Sainsbury's) is within a 5 minute drive. Straiton Retail Park is also nearby. Little France is well-located for the Royal Infirmary and The University of Edinburgh Kings Buildings. Nearby schools include Craighour Park Primary and Liberton High School, and prestigious private schools like George Watsons College and Merchiston Castle School are accessible. There's a reliable bus service to the City Centre, and it's convenient to the City Bypass and Scotland's motorway network.

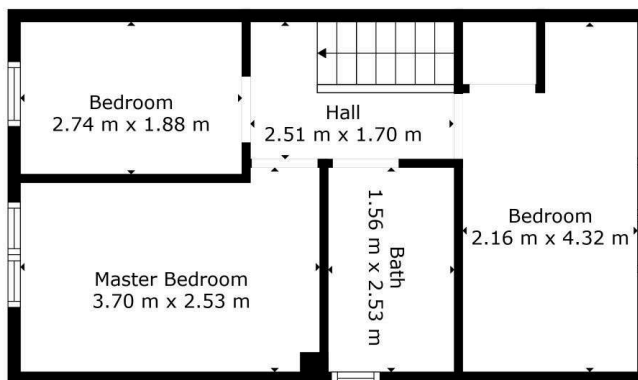












Floor 2



Floor 1



TOTAL: 69 m²
FLOOR 1: 36 m², FLOOR 2: 33 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

