



34 Nether Craigour
LITTLE FRANCE | EDINBURGH | EH17 7SB


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Well presented one-bedroom semi-detached home with two allocated parking spaces and visitors parking which is situated in the popular residential area of Little France, which lies south of Edinburgh's city centre, close to the Royal Infirmary.

The property is set in a peaceful residential street and enjoys its own main door, enjoying bright and well presented accommodation over two floors which will be of great appeal to first time buyers and investors. Externally the property boasts a private front garden and side patio area, making it a perfect place to relax or dine outdoors. The property further benefits from double glazing and there is an attic and shed for extra storage. Early viewing is recommended! The property comprises:

- Private entrance with welcoming entrance vestibule
- Well-presented lounge with feature fireplace and electric fire
- Fitted kitchen currently with washing machine, fridge/freezer, hob and oven
- Well-proportioned double bedroom with built in wardrobes
- Bathroom with shower over bath
- Double glazing and Electric heating
- Private front garden and side patio area with shed
- Two allocated parking spaces

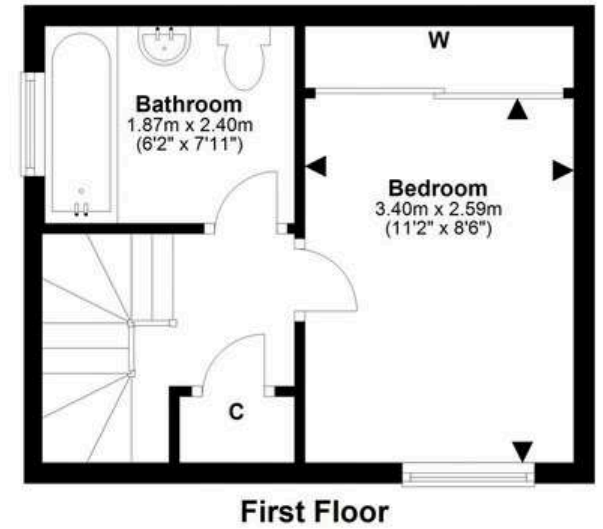
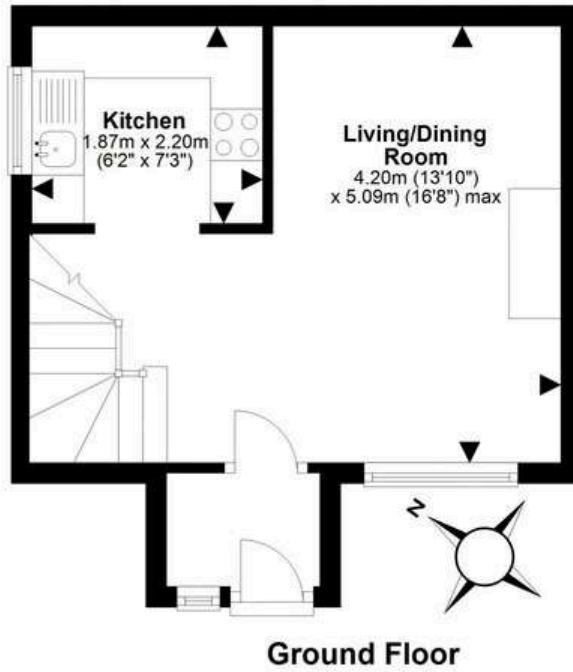
All kitchen appliances will be included in the sale, along with other items of furniture should they be requested. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Little France is a suburb lying south of the city centre where the Royal Infirmary is based. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, also within easy reach. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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