



78a Craighour Drive
LITTLE FRANCE | EDINBURGH | EH17 7NT


warners
solicitors & estate agents



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Located in a sought-after residential area in Little France, just south of Edinburgh's city centre, Warners is pleased to present this well-maintained three-bedroom semi-detached house, with early viewing highly recommended. Upon entry, you'll find a welcoming hallway that leads to the living room, dining kitchen, and staircase to the upper floor. The bright and spacious living room features a large south-facing window that fills the room with natural light. The dining kitchen, styled in light neutral tones, offers an ideal space for entertaining, with ample base and wall units catering to all culinary needs and space for essential appliances.

Upstairs, the property offers three generously sized bedrooms, two with built-in wardrobes. A modern bathroom suite completes the home, featuring a bath with an electric shower, toilet, and wash hand basin with a vanity unit.

Outside, the home boasts a charming two-tier garden, with a slabbed patio perfect for hosting, and a well-tended lower level featuring a plum tree, apple trees and a large shed for storage. The front of the property provides off-street parking on a monoblock driveway. The property enjoys excellent public transport links and easy access to the Edinburgh city bypass for convenient car travel further afield.

- Desirable Location: Little France, near Edinburgh city centre.
- Bright Living Spaces: South-facing living room and dining kitchen.
- Three Bedrooms: Includes built-in storage and modern bathroom.
- Charming Garden: Two-tier with patio, apple trees, and shed.
- Off-Street Parking: Monoblock driveway.
- Excellent Transport: Close to public transport and city bypass.

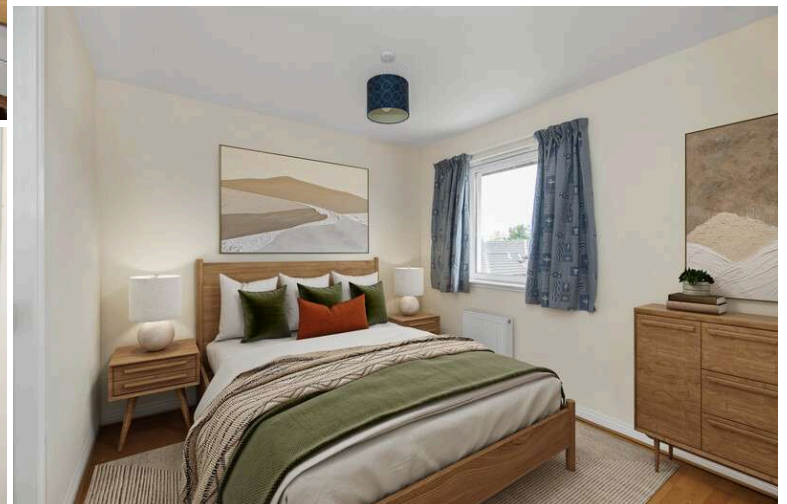
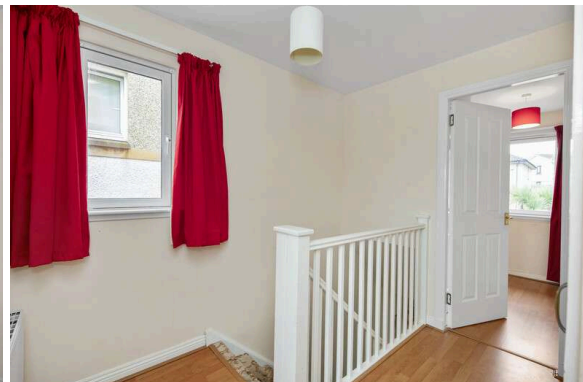
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

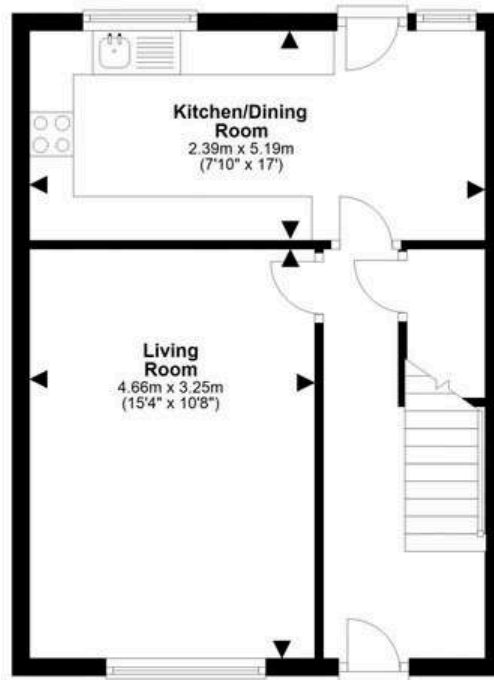


All blinds, curtains, fridge/freezer, washing machine, tumble dryer and dishwasher included. EPC Rating C.

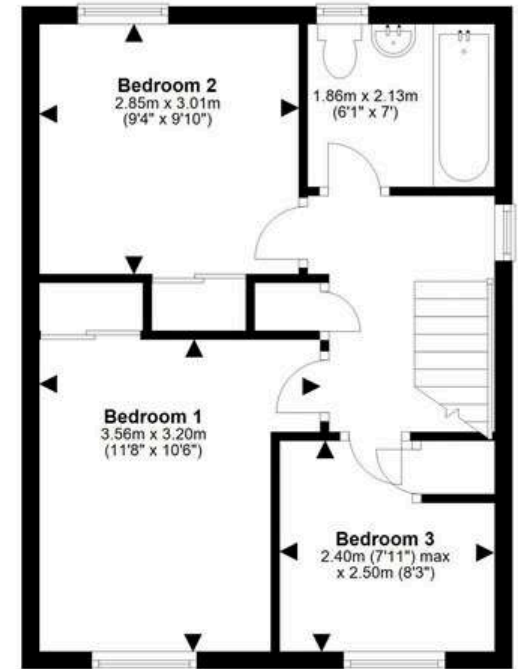
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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.





Ground Floor



First Floor



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.