



24 Craigour Avenue
LITTLE FRANCE | EDINBURGH | EH17 7NJ


warners
solicitors & estate agents



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Offering strong potential to develop this prefabricated bungalow is set on a quiet street close to the Royal Infirmary, excellent amenities and quick transport links. It has development potential (subject to the usual planning and consents) to be demolished and a new property built on the plot. The property currently consists of a hallway, a large lounge with kitchen off, two double bedrooms and a bathroom. Externally there are private front and rear gardens. Due to the type of construction any potential purchaser should check with their mortgage lender or bank as lending will most likely be restricted.

- Development potential
- Prefabricated bungalow
- Private gardens
- Close to Royal Infirmary
- Currently consists of welcoming hallway, lounge, kitchen, two double bedrooms and bathroom

Property can be sold as seen.

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.

Energy rating F, Council tax band A.

There is no factor associated with this property.



