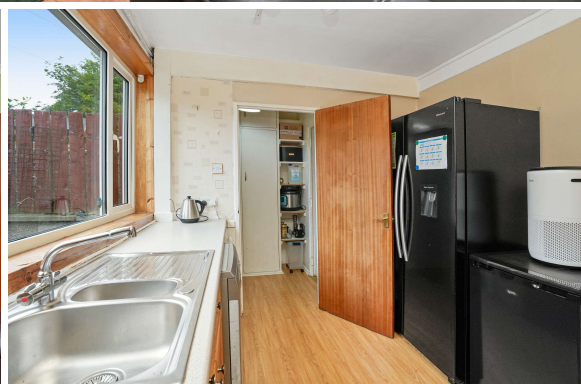




64 Craigour Crescent
GILMERTON | EDINBURGH | EH17 7NR


warners
solicitors & estate agents



64 Craigour Crescent

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Bright & spacious, three-bedroom, semi-detached house forming part of this popular development, with large rear garden, close to excellent amenities and is very well placed for those connected with the Edinburgh Royal Infirmary.

This property offers tremendous potential to become a lovely starter home for a family or buy to let investment. The rooms are well proportioned with excellent storage. Downstairs the property comprises a bright living room with a large window that lets in an abundance of natural light, a fully fitted kitchen with fridge/freezer, dishwasher, gas hob, oven, washing machine and utility room with the boiler.

Also downstairs is the bathroom with shower over the bath. Upstairs there are three well-proportioned bedrooms with built in storage and two with views of Arthur's Seat. Externally there is a large private garden to the rear with a sunny patio area, a side garden and a private front garden with a driveway.

- Entrance hall with storage cupboard
- Living room with large open window to the front
- Fitted kitchen with dining area and storage off with garden access
- Three double-bedrooms with built-in storage and views of Arthur's Seat
- Family bathroom
- Double glazing and Gas central heating
- Private front side and rear gardens
- Driveway and ample on street parking
- Energy Rating D, Council Tax Band A

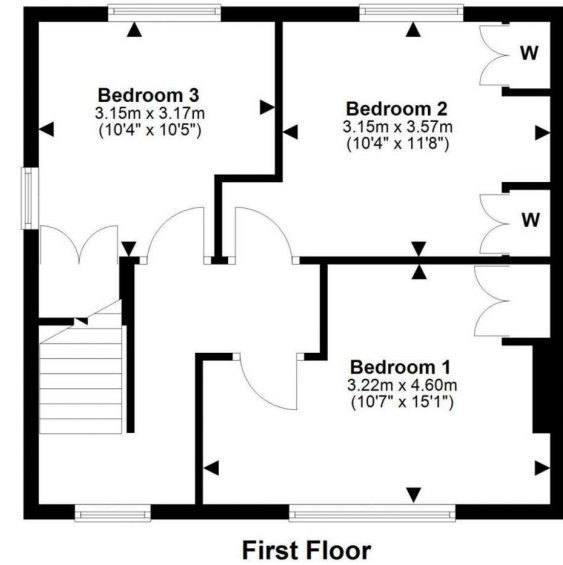
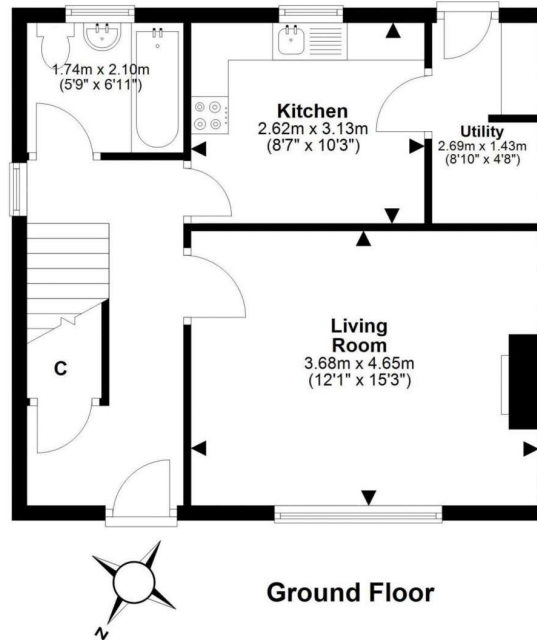
All fixtures fittings, curtains, blinds and white goods are included in the sale. All other furniture can be available through separate negotiation.

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. A regular bus services operates 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.





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