

COULTERS<sup>©</sup>

# 8 LITTLE FRANCE MILLS

LITTLE FRANCE, EDINBURGH, EH16 4SF

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Blink and you will miss the entrance to this delightful collection of sandstone steading homes where 8 Little France Mills sits. Tucked away, between both entrances to Edinburgh's Royal Infirmary, this three bedroom end terraced house is a great location for anyone working on the hospital site, and indeed is also well connected to the rest of the city. The property has been upgraded by the current owners and offers well-proportioned accommodation with a parking space, garden and shared drying green. The spacious sitting room offers views to the front of the home with a fireplace creating a lovely focal point in the room. A stair leads to the upper floor.

## KEY FEATURES



Charming end terraced house.



Three attractive bedrooms.



Private front garden and shared drying green.



Allocated parking and shared visitor parking.



Superbly situated next to the site of Edinburgh's Royal Infirmary.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - E



The charming dual aspect fitted kitchen/dining room is a superb bright space, fitted by the current owner with wall and base mounted cabinetry. The kitchen appliances comprise: gas hob, oven, washing machine and fridge freezer. There is ample space for a table and chairs. A convenience WC is also located on the ground floor. On the first floor are three attractive bedrooms and a separate bathroom fitted with a bath (and shower over), WC and wash hand basin.

Heating and hot water is provided by gas central heating and there is double glazing. There is a south west facing front garden from which to enjoy the sun in good weather. There is also a shared drying green and private parking space to the side of the property, whilst further visitor parking is available on the street outside.





## THE LOCAL AREA

Little France is a residential area some four miles south east of Edinburgh city centre on the A7. The area offers an extensive mix of family housing, with good local shopping provision, including a local Spar, and takeaway options within walking distance of the property. An Aldi supermarket is less than a mile away on Gilmerton Road, with further amenities offered by the Cameron Toll Shopping Centre, and Straiton and Fort Kinnaird retail parks, all within a short drive away.

Open air and green spaces include a variety of walks around Craigmillar Castle Park, Blackford Hill, and Arthur's Seat, offering fine views across the city. Dalkeith Country Park with extensive walks, contemporary dining, and children's play areas is a short drive, cycle, or bus journey away.



Ideally located for Edinburgh Royal Infirmary and Edinburgh University's King's Buildings, there is schooling from pre-school nursery through to secondary level within the area. There is regular public transport available, offering direct links to the city centre, whilst the city bypass is also quickly accessible.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £260,000**

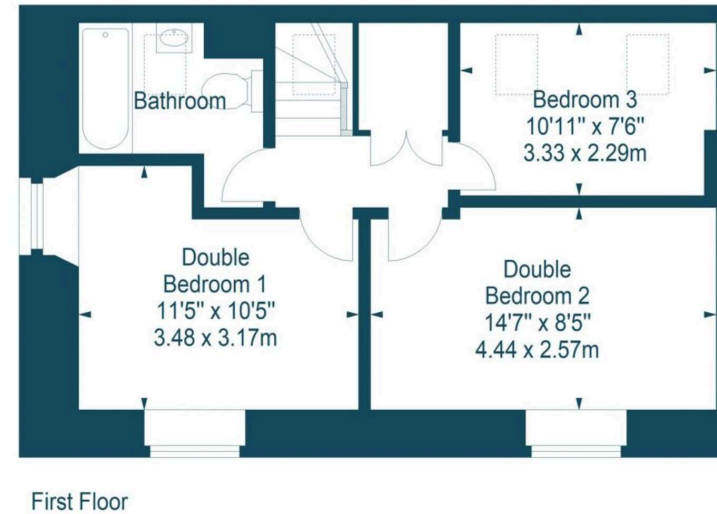
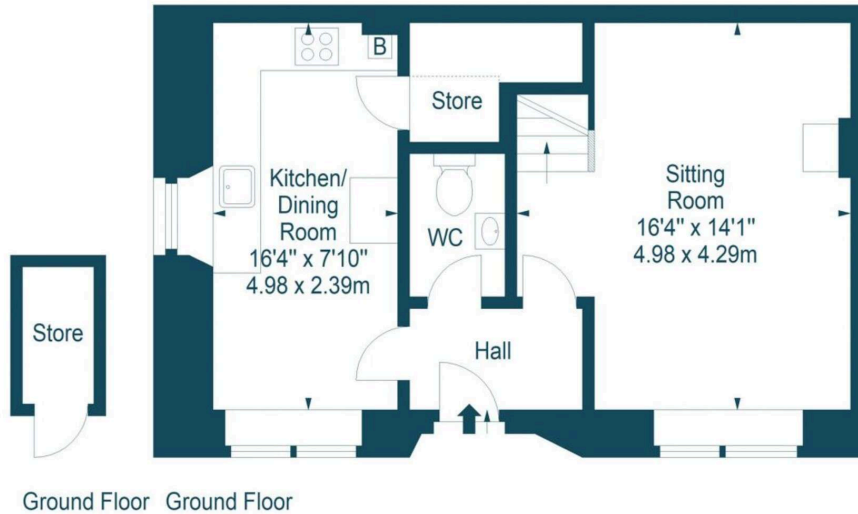


Little France Mills,  
Edinburgh, EH16 4SF



Approx. Gross Internal Area  
870 Sq Ft - 80.82 Sq M  
Store

Approx. Gross Internal Area  
17 Sq Ft - 1.58 Sq M  
For identification only. Not to scale.  
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.