









Offers Over

£300,000

125 Tweedsmuir Drive

Little France | Edinburgh | EH16 4XU

Quietly nestled within a highly sought-after modern development, this stylish three-bedroom terraced villa enjoys a peaceful setting with attractive open views. Its prime location offers convenient access to excellent local amenities, schools, and transport links, making it an ideal choice for professionals and growing families. The property combines bright, contemporary interiors with practical living spaces and a private landscaped and low maintenance rear garden, providing a comfortable and versatile home in move-in condition.

-  3 bedrooms
-  2 public room
-  2 bathrooms
-  Private parking
Allocated guest parking
-  EPC Band - B
-  Council Tax Band - E



Description

Internally, the property has been well maintained and thoughtfully upgraded, featuring modern décor, quality fixtures, and fittings, offering a true turnkey option for buyers.

A welcoming hallway leads to a carpeted staircase, giving access to the upper accommodation.

To the front, a spacious reception room features a large picture window with incredible views of the communal landscaped areas and trees. The room has modern décor and laminate herringbone flooring, creating a bright and inviting space for relaxing or entertaining. A central internal hallway separates the reception room and the kitchen and dining room, providing under-stair storage and a convenient WC. The kitchen is fitted with modern and sleek grey high-gloss wall and base units, complemented by recently upgraded subway-style tiled splashbacks and integrated appliances. A dining area is incorporated within the large space, with glazed doors opening directly onto the landscaped rear garden, allowing excellent indoor-outdoor flow.

Upstairs, the principal bedroom enjoys a bright front aspect, built-in wardrobes, and a luxurious en-suite shower room. A secondary double bedroom to the rear is generously proportioned with carpeted flooring, while a third single bedroom at the front is ideal as a nursery, home office, or study. The modern family bathroom is fitted with a crisp white three-piece suite and stylish tiling. Two further spacious storage cupboards are found on the landing.

The property also benefits from recent professional loft boarding, along with the addition of electricity and lighting, creating a highly bright and highly functional storage space. With generous proportions and standing room where boarded, it is easily accessible and more useable than typical attic storage.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £79 per quarter for grounds maintenance.



Gardens & Parking

Externally, the property benefits from a well-designed rear garden with patio, decking, and seating areas, fully enclosed for privacy and safety. A gate provides direct access to an allocated parking space, with additional unallocated visitor parking available, completing the practical and appealing layout of this contemporary family home.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, , light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





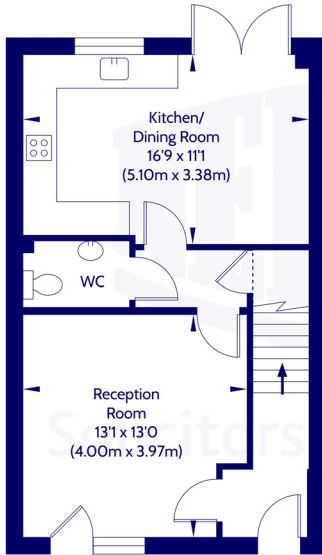
Location

Little France is a well-connected suburb on the southern edge of Edinburgh, best known as the location of the city's Royal Infirmary. The area offers a wide selection of local amenities, with larger retail destinations such as Cameron Toll, Fort Kinnaird, and Straiton Retail Park – home to major outlets including Marks & Spencer and Sainsbury's – all within easy reach. Neighbouring Newington provides additional dining, leisure, and cultural attractions. Families are well catered for with schooling from nursery through to secondary level. For fitness and recreation, David Lloyd Shawfair is just a short drive away. Regular bus services connect the area to the city centre and beyond, while the nearby city bypass ensures quick access to surrounding districts, Edinburgh Airport, and the wider motorway network.

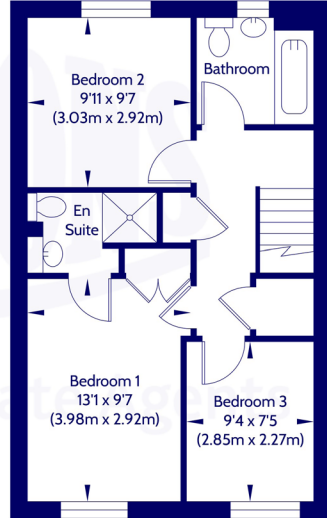




Approx. Gross Internal Floor Area 88 Sq M / 947 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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