



25B Craighour Drive  
LITTLE FRANCE | EDINBURGH | EH17 7NU

  
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## 25B Craigour Drive

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Beautifully presented two-bedroom, end terraced home situated in a popular residential district of Edinburgh, south of the city centre.

This stunning home has been tastefully decorated throughout and offers well-planned and flexible accommodation over two levels. On the ground floor, the spacious living room forms the main public area in the property, providing a great space for relaxing or entertaining guests. This leads naturally through to the kitchen/dining room, from which access is provided to the private rear garden.

Upstairs, the principal bedroom is of an excellent size and benefits from integral wardrobe storage. The second bedroom similarly benefits from built-in wardrobe storage, and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

Offering immense appeal to a range of buyers including first-time purchasers and young families, early viewing is highly recommended.

- Two bedroom end terraced home
- Popular location
- Living room
- Kitchen/dining room
- Two bedrooms with integral wardrobe storage
- Bathroom
- Driveway
- Front and rear garden

Energy Rating C. Council Tax Band C.

Included in the sale are all the kitchen blinds, the wine fridge, the electric fire and fireplace in the living room, the light fitting in the main bedroom, the curtains in bedroom 2, and the Venetian blind in the bathroom. The washing machine can be included if required.

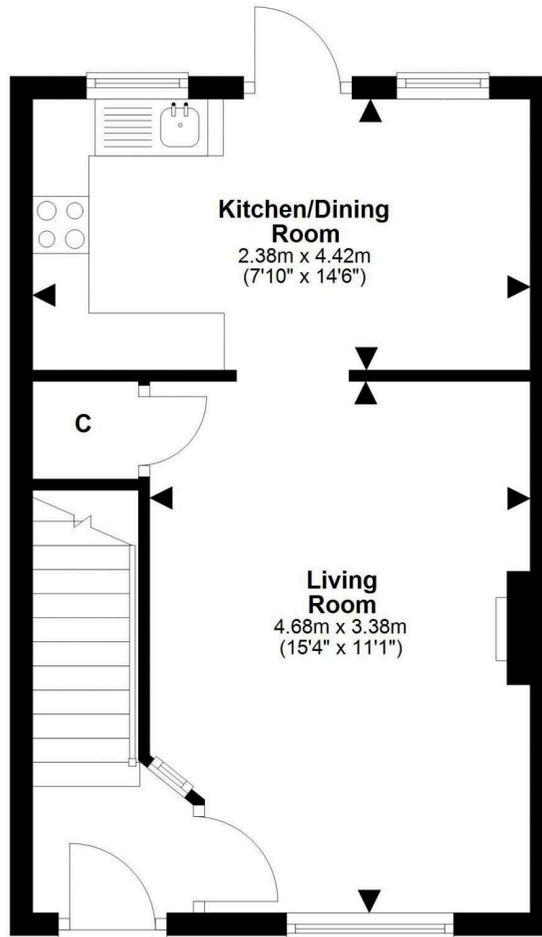
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



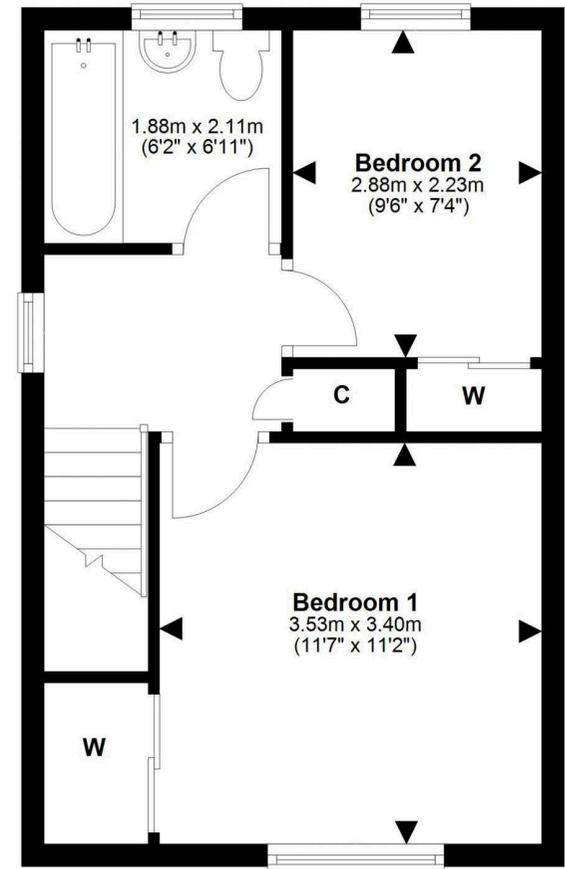


Little France is a suburb lying south of the city centre, where the Royal Infirmary is based. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury's, 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.

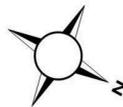




**Ground Floor**



**First Floor**



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.