NEILSONS

Solicitors & Estate Agents

Fixed Price

£285,000

56 Tweedsmuir Drive

Little France | Edinburgh | EH16 4XT

Quietly situated within a modern development in the popular Little France area, this three bedroom mid terrace house offers a well positioned home with a south facing rear garden. The property provides a comfortable setting for modern family living, with local amenities, green spaces and transport links close by. With its peaceful setting and appealing outdoor space, the property is likely to appeal to a range of purchasers, including first time buyers, professionals and families.

- 1 public room
- 3 bedrooms
- 1 bathroom plus WC
- Rear garden
- On street parking
- EPC rating – C
- Council tax band – E

Description

The ground floor comprises a welcoming hallway with useful storage and a convenient WC, a bright lounge/dining room with a door opening onto the rear garden, creating a lovely connection between the indoor and outdoor spaces, and a modern kitchen fitted with a range of wall and base units with co-ordinated worktops. Carpeted stairs lead to the first floor, where there are three bedrooms, one with built in wardrobes, and a family bathroom fitted with a crisp white suite and shower over the bath. The property further benefits from gas central heating and double glazing.

Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine and dishwasher.

Gardens and Parking

To the rear is a fully enclosed south facing garden, laid to lawn with a patio area, providing a lovely space to relax, dine and enjoy the warmer months. There is ample on street parking available.

Factoring

The common grounds around the development are maintained by Hacking & Paterson at a cost of approximately £80 per quarter.

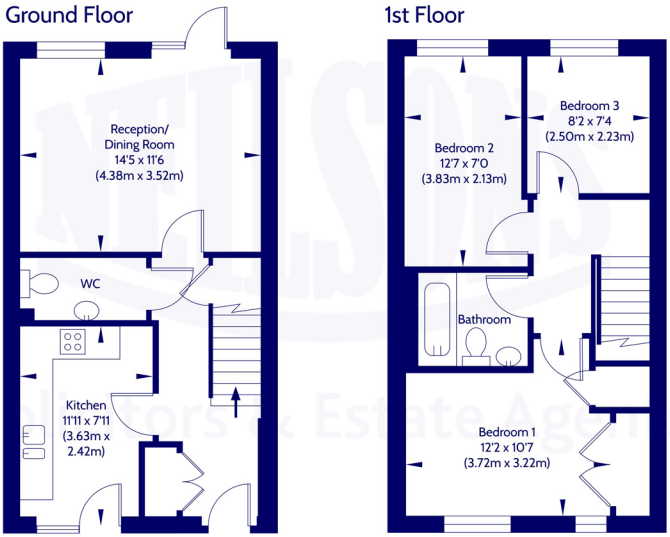
Viewing

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 74 Sq M / 799 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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