



27 Nether Craigour, Little France
EDINBURGH | EH17 7SB


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Nestled on a quiet street in a prime position on the development, moments from the Royal Infirmary, excellent local amenities and quick transport links is this spacious four bedroom semi-detached home. Boasting front and rear gardens, a long driveway, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well connected location. The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright bay windowed lounge with views over the development, a contemporary kitchen with built in units and currently comprising a dining area, 5 ring gas hob, oven and fan, fridge/freezer, island, patio doors leading to the rear garden, a utility room with dishwasher and washing machine that leads into a shower room. Downstairs there are also three well-proportioned bedrooms and the family bathroom with shower over the bath and upstairs a further reception room and the master bedroom with built in storage and a further WC. Externally the secluded rear garden is laid to lawn with a paved section and two sheds. There is also a further front garden and long front driveway.

- Semi-Detached four-bedroom home
- Conveniently close to the Royal Infirmary
- Front and rear gardens and long front driveway
- Welcoming hallway
- Bay windowed lounge
- Contemporary kitchen with access to the rear garden
- Four bedrooms
- Two bathrooms
- Gas central heating and double glazing

Council tax E, energy rating C.

There is no factor fee associated with this property.

Included with the sale of the property-

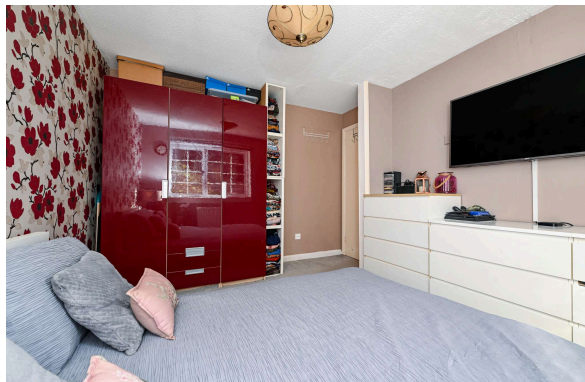
- All fixtures, fittings, blinds and curtains
- Kitchen appliances - hob, oven, fridge/freezer
- Utility room - washing machine and dishwasher
- Bedroom 2 standing wardrobes
- Sofa in first floor family room
- Furniture available through separate negotiation

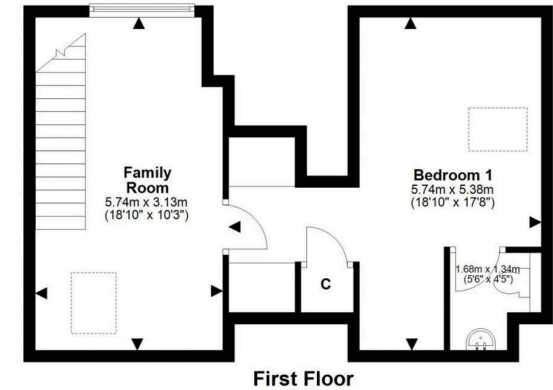
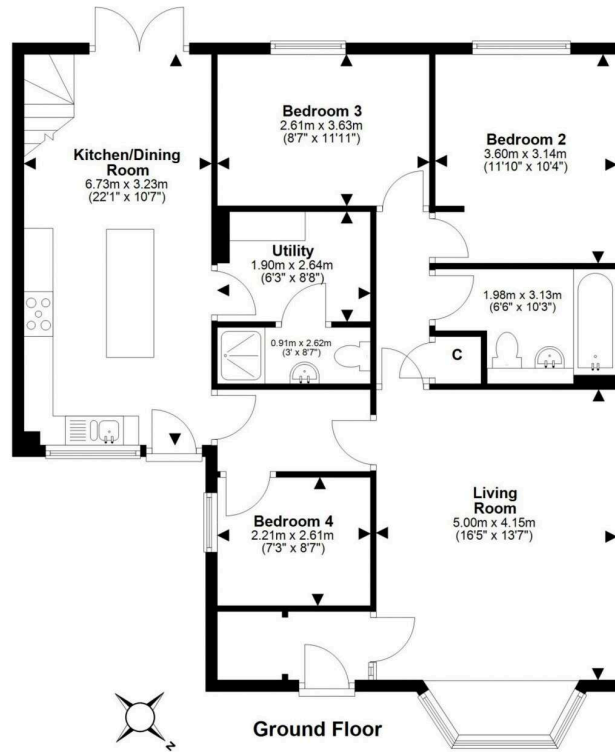


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Little France is a highly sought-after 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. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass 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.