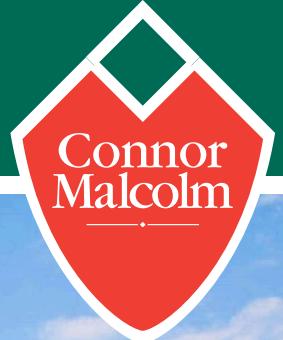


19 Craigour Grove, Little France, Edinburgh, EH17 7PF



## Description

An excellent opportunity has arisen to purchase this impressive three-bedroom semi-detached villa commanding a quiet setting in a leafy residential area of Little France. The property enjoys access to great amenities whilst being close to both the Royal Infirmary and the BioQuarter. Benefiting from a sunny west-facing rear garden, the property is offered to the market in good order and would make an ideal home for a couple or family.

- Hallway
- Living/dining room
- Well equipped kitchen with door leading to the rear garden
- Three good sized double bedrooms all with fitted storage
- Shower room
- Attic storage
- Gas central heating and double glazing
- Private gardens
- Off-street parking

## Extras

The blinds, light fittings, oven, hob, extractor fan, fridge/freezer, washing machine and garden shed are included.

## EPC Rating: C

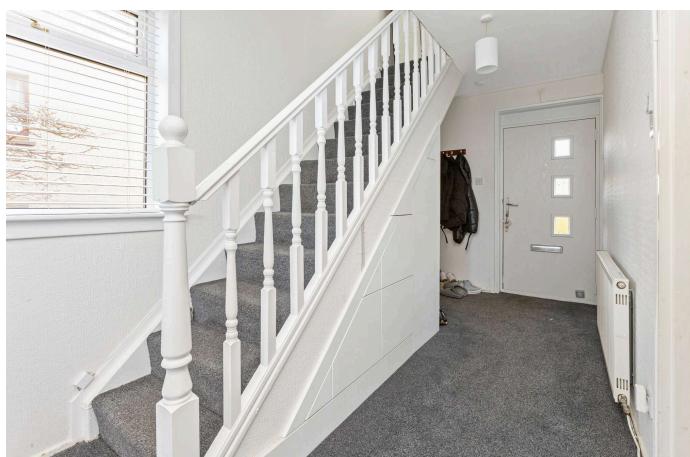
## Price and Viewing

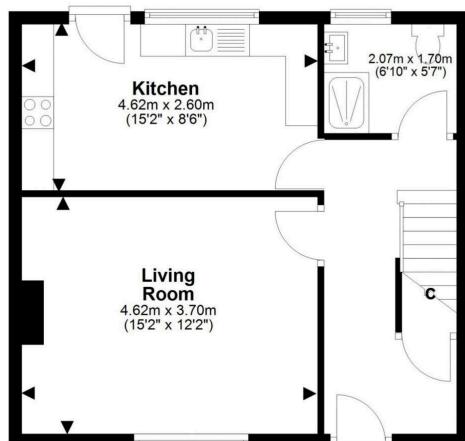
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Little France is a popular residential suburb of Edinburgh lying approximately four miles south of the city centre, making it an ideal location for those working at the Edinburgh Royal Infirmary, the BioQuarter, or commuting into the city centre. Excellent amenities are available in neighbouring Liberton, including two major supermarkets, a chemist, a post office, a bakery, library, pubs, and a restaurant, as well as a selection of independent retailers. More extensive shopping facilities, range of High Street shops, and 24/7 gym are available in nearby Cameron Toll Shopping Centre and due to the area's close proximity to the city centre, worldclass shopping facilities, restaurants and bars are all within easy reach. Residents of Little France are spoiled for choice when it comes to outdoor activities, with an abundance of parks, scenic green spaces, including Craigmillar Castle, and golf courses all within easy reach. Schooling is well represented from nursery to senior levels and there are excellent bus services granting access to the city centre (7, 8, 33, 51, X95), airport, whilst also being conveniently placed for swift access to both the City Bypass and the M8/M9 motorway networks.





**Ground 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.



**First Floor**



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

