



42 Craigour Drive

Little France, Edinburgh, EH17 7NY



VMH ESTATE AGENTS



Virtually staged



Opportunity to create a superb home tailored entirely to the buyer's style

- Requires upgrading & modernisation
- Well proportioned throughout
- Sitting/dining room
- Good sized kitchen w/ garden access
- 3 double bedrooms
- Shower room
- Private front & rear gardens
- Good storage
- On-street parking
- Electric heating

Offers Over: £190,000



Further information can be found in the home report.

🏠 About the Property

Nestled within the popular residential district of Little France, this terraced house presents an exciting opportunity for buyers seeking a property with outstanding potential.

Benefiting from private gardens to both the front and rear, the property offers bright, well-proportioned accommodation throughout, which requires upgrading and modernisation, making it an ideal project for those looking to create a superb home tailored entirely to their own style and requirements.

The existing layout provides an excellent foundation for redevelopment and reconfiguration, with generous living space and excellent natural light offering enormous scope for enhancement.

⊕ Extras

The property is to be sold as seen with no warranties or guarantee give.

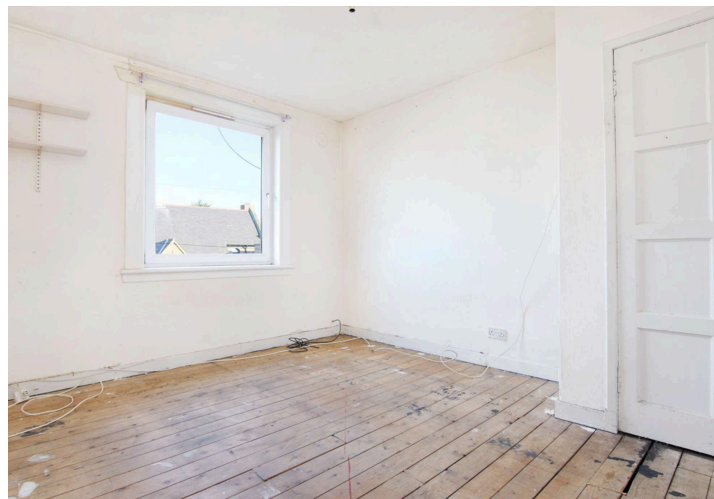




Virtually renovated

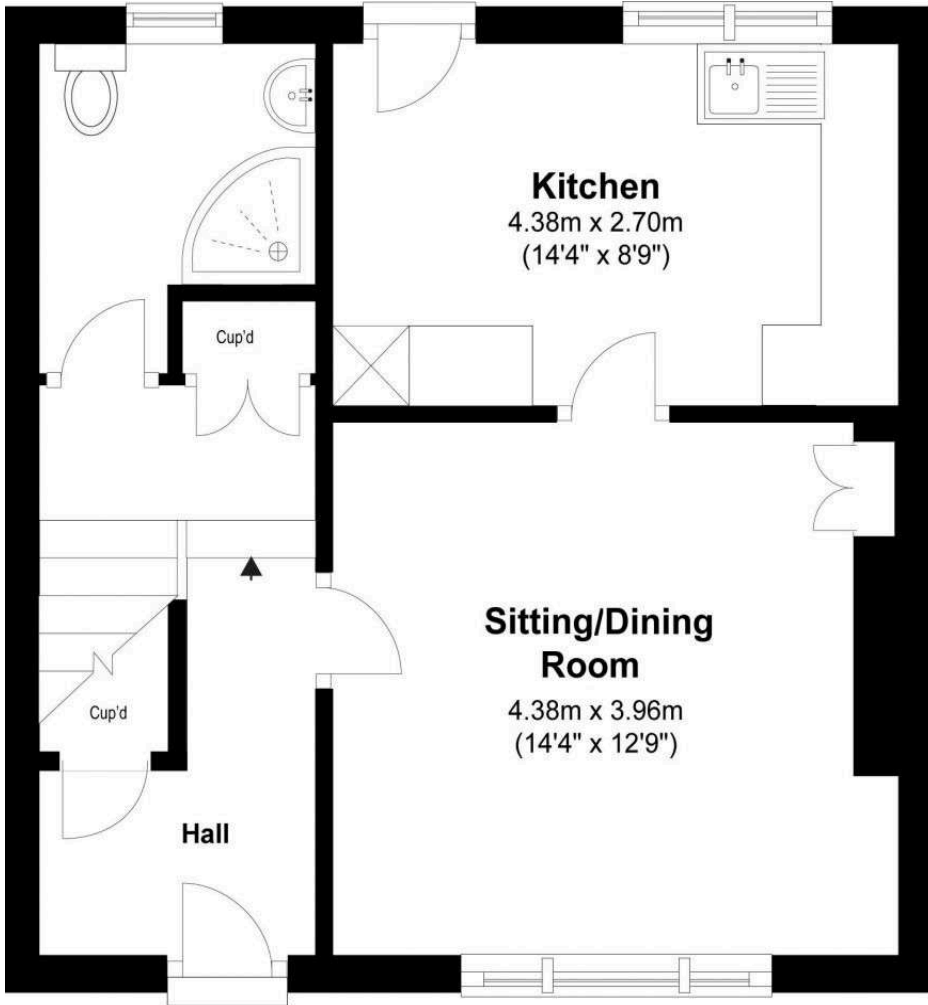
📍 Location

Little France is situated on the south side of the city, just over three miles from the city centre. The area is popular with families and professionals alike thanks to its local amenities & transport links. Regular bus services provide easy access to Princes Street & many other parts of the city, while the City Bypass is within easy reach, connecting to the A1, Edinburgh airport & the wider motorway network. The Royal Infirmary, Medical School, new Children's Hospital & BioQuarter are within walking distance, alongside local shopping facilities & well-regarded primary & secondary schooling. Further amenities can be found nearby at Cameron Toll; the University King's Buildings are also close at hand. Residents enjoy access to golf courses, green open spaces & a range of recreational activities in the surrounding area.





Floor Plan



Ground Floor



First Floor



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