



17 Nether Craigour, Edinburgh

Offers Over £325,000





17 Nether Craigour

Edinburgh, Edinburgh

Tucked away in a quiet EH17 cul-de-sac near the Royal Infirmary of Edinburgh, this extended four-bedroom bungalow offers bright, flexible living space, two parking spaces and a generous rear garden backing onto Liberton Golf Course. With excellent access to Edinburgh city centre, the City Bypass, Little France and local amenities, it is a rare opportunity for buyers seeking space, privacy and everyday convenience in a well-connected location.

Council Tax band: D

- **Opposite the Royal Infirmary of Edinburgh**
- **Extended Four-Bedroom Bungalow**
- **Spacious and Flexible Living Accommodation**
- **Large Rear Garden Backing onto Liberton Golf Course**
- **Principal Bedroom with Modern En-Suite**
- **Bright Open-Plan Kitchen and Dining Area**
- **Generous Living Room with Double Doors**
- **Two Parking Spaces / Private Driveway**
- **Quiet Cul-De-Sac Setting off Old Dalkeith Road**
- **Excellent Access to Edinburgh City Centre and City Bypass**



Entrance Hallway

The entrance hallway provides a neat and practical welcome into the home, creating a natural separation from the main living space beyond. Compact yet well arranged, it includes a useful storage cupboard for coats and everyday essentials, helping keep the home organised from the moment you step inside.

Living Room

16' 2" x 10' 5" (4.93m x 3.18m)

The living room is a wonderfully generous and welcoming space, centred around a large front-facing window that draws in plenty of natural light throughout the day. From here, double doors open into the kitchen and dining area, creating a superb open-plan social space that works beautifully for family life, entertaining and everyday living. When open, the rooms flow together to form one large, connected heart of the home; when closed, the living room can still feel calm, comfortable and separate. A discreet doorway leads through to the bedroom accommodation, creating a natural divide between the main living areas and the more private spaces of the home.



Kitchen

11' 1" x 8' 2" (3.37m x 2.48m)

Positioned between the living room and dining area, the kitchen sits at the heart of the home, keeping the main living spaces naturally connected. Well arranged with ample storage and fitted with a modern oven, hob and extractor hood, it offers a practical and easy-to-use space for everyday cooking. Its central position allows conversation and movement to flow easily between the living room and dining area, creating a sociable layout that works beautifully for family life and entertaining.

Dining Room

9' 8" x 10' 7" (2.94m x 3.22m)

The dining area is a beautifully bright and generous space, open to the kitchen and forming a natural continuation of the home's main living area. A large garden-facing window and full-width patio doors fill the room with natural light, creating an airy, uplifting feel from the moment you step in. The doors open directly onto the decking, making the space ideal for relaxed family dining, entertaining, or enjoying a quiet morning coffee with the garden just beyond. It is a room that feels open, sociable and full of light – a true connection point between the kitchen, living space and garden.





Hallway

From the living room, a discreet doorway leads into the private side of the home, where a U-shaped hallway connects the four bedrooms and family bathroom. This layout creates a clear and thoughtful separation between the sociable living areas and the quieter bedroom accommodation, giving the home a calm, well-organised feel. A further storage cupboard is neatly positioned along the hallway, adding useful everyday practicality without interrupting the flow.

Principal Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Set quietly at the end of the hallway, the principal bedroom feels naturally tucked away from the busier parts of the home, creating a calm and private retreat. A comfortable double room, it enjoys a peaceful rear-facing outlook over the garden, bringing in natural light while maintaining a sense of privacy. With its own en-suite shower room, this is a restful main bedroom that feels practical, comfortable and nicely removed from the everyday flow of the house.

En-suite Shower Room

5' 8" x 6' 9" (1.72m x 2.06m)

The principal en-suite is modern, fresh and neatly finished, featuring a newly fitted shower cubicle and a practical layout designed for everyday ease. Compact yet well considered, it adds a welcome touch of privacy and convenience to the main bedroom, creating a comfortable suite-style feel within the home.



Bedroom 2

8' 5" x 11' 0" (2.57m x 3.35m)

Bedroom two is a well-proportioned double room, quietly positioned to the rear of the home with a peaceful outlook across the garden. Bright, comfortable and practical, it offers excellent flexibility as a second bedroom, guest room or teenager's space. A built-in wardrobe provides useful storage while keeping the room feeling clean and uncluttered.

Bedroom 3

4' 11" x 12' 4" (1.50m x 3.75m)

Bedroom three is a bright and versatile room, enjoying a front-facing window that brings in natural light and gives the space a pleasant, open feel. Well-proportioned and thoughtfully arranged, it offers far more flexibility than a typical single bedroom. A generous built-in cupboard provides excellent storage, making the room ideal as a child's bedroom, nursery, guest room, home office or creative workspace. For buyers needing a home that can adapt with them, this is exactly the kind of room that adds real everyday value.

Bedroom 4

10' 9" x 7' 1" (3.27m x 2.17m)

Bedroom four is a comfortable double room, positioned toward the end of the home and offering a lovely sense of separation from the main living areas. A large front-facing window brings in plenty of natural light, giving the room a bright and welcoming feel. Its size and position make it a highly flexible space — ideal as a double bedroom, guest room, older child's room, or even a larger home office for those needing a quieter place to work. Practical, bright and well placed, it adds genuine flexibility to the home's four-bedroom layout.





Family Bathroom

5' 0" x 7' 10" (1.53m x 2.40m)

The family bathroom is bright, modern and well appointed, offering both a bath and shower for everyday convenience. Positioned just off the hallway, it is ideally placed to serve bedrooms two, three and four, as well as guests. Practical, fresh and easy to use, it provides a well-balanced space for busy mornings, family routines and quieter evening soaks.



GARDEN

The rear garden is a standout feature, generous in size, thoughtfully arranged over three levels, and designed to make the most of its sunny aspect. Stepping out from the dining area, a decked section leads onto a paved patio and grass area, an ideal space for relaxing or entertaining. Beyond, the garden unfolds across layered sections with mature planting and steps guiding you gently up to a further seating area at the top. Backing directly onto Liberton Golf Course, the setting feels open, green, and wonderfully quiet, a private retreat that offers both interest and ease of maintenance throughout.

DRIVEWAY

2 Parking Spaces

To the front, a private monobloc driveway provides convenient off-street parking for two cars.





17 Nether Craigour
Approximate Gross Area
115 sq m / 1237 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.





RE/MAX Property Specialists

Bonnyrigg Business Park, Unit 3 Sherwood Industrial Estate - EH19 3LW

0131 202 6862 • bdunlop@remax-scotland.homes

• www.remax-scotland.net/estate-agent/billie-dunlop