



Yale

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66 Craighour Crescent
GILMERTON | EDINBURGH | EH17 7NR


warners
solicitors & estate agents



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Warners are delighted to present this bright and spacious three-bedroom semi-detached villa, quietly positioned within the popular residential area of Little France, close to excellent local amenities, transport links and the Royal Infirmary of Edinburgh. Offering well-proportioned accommodation over two levels together with private gardens and a driveway, the property is ideally suited to professionals, first-time buyers and growing families. The accommodation is entered via a welcoming hallway with useful storage. To the front, the generously sized living room enjoys excellent natural light and features an attractive fireplace creating a warm and comfortable focal point. To the rear, the contemporary kitchen diner is fitted with sleek white cabinetry, integrated double oven and ample worktop space, with room for a dining table and direct access to the rear garden, making it ideal for both everyday living and entertaining. A stylish modern wet room completes the ground floor accommodation. Upstairs, there are three well-proportioned double bedrooms, one of which benefit from integrated storage. The property further benefits from gas central heating, double glazing and a partially floored attic providing excellent additional storage. Externally, the property enjoys private gardens to both the front and rear together with a private driveway. The enclosed rear garden is laid to lawn with a patio area and garden shed, creating an ideal space for outdoor dining and relaxing. Combining generous accommodation, modern interiors and a highly convenient location, this superb home represents an excellent opportunity, and early viewing is highly recommended.

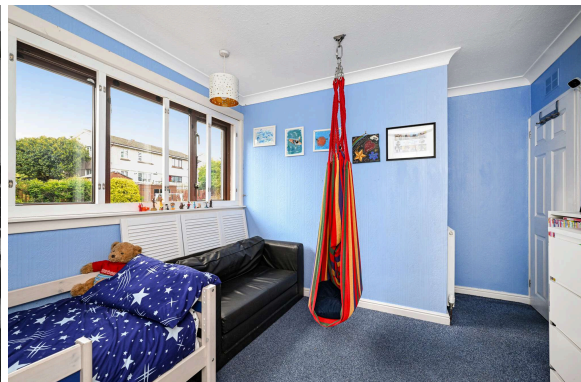
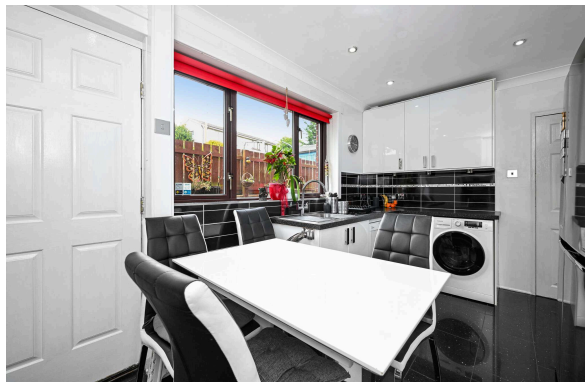
- Spacious semi-detached villa in Popular Little France location
- Close to excellent amenities, transport links and the Royal Infirmary
- Private front and rear gardens
- Private driveway
- Welcoming entrance hallway with storage
- Bright and spacious living room with feature fireplace
- Kitchen diner with integrated double oven and access to rear garden
- Modern ground floor wet room
- Principal double bedroom with integrated wardrobe
- Two further double bedrooms
- Partially floored attic
- Private front and rear gardens
- Gas central heating and double glazing

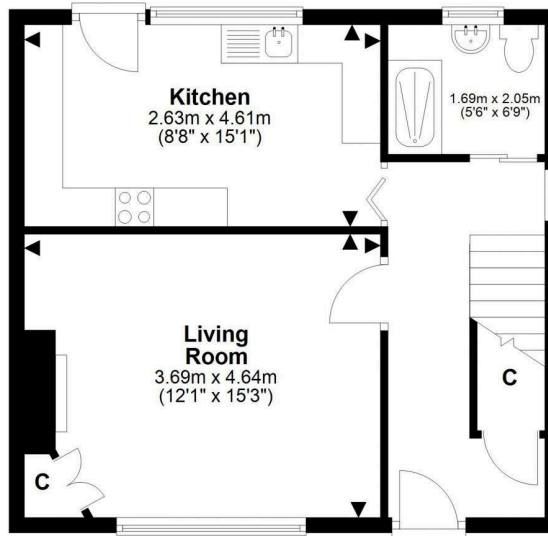
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



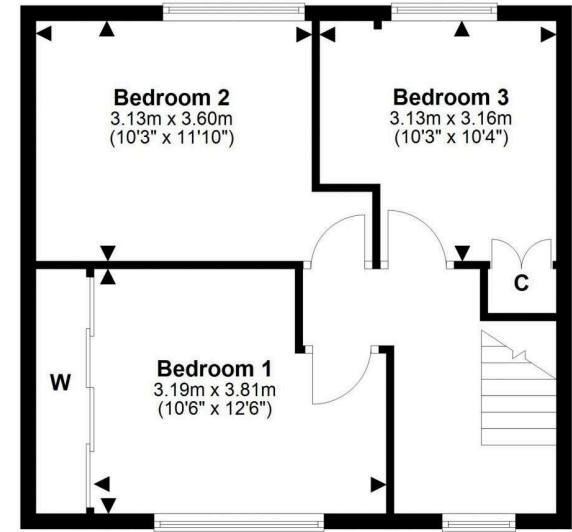
Integrated double oven will be included in the sale of the property along with free standing American style fridge/freezer, dishwasher, washer/dryer, wardrobes in bedroom 2, large and small garden shed and all curtains and blinds. EPC: C. CT: A.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First 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.