










Fixed Price

**£310,000**

## 98 Tweedsmuir Drive

Little France | Edinburgh | EH16 4XT

Quietly nestled within a highly sought-after modern development, this impressive three-bedroom terraced villa enjoys a peaceful setting with attractive open views. Ideally positioned for easy access to excellent local amenities, schooling, and transport links, the property is perfectly suited to professionals and growing families. Combining bright, well-proportioned living spaces with a private landscaped rear garden, the home is presented in true move-in condition with clean, modern décor throughout.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

Internally, the property has been carefully maintained and enhanced to a high standard, offering a contemporary and welcoming feel from the outset. A bright entrance hallway leads to a carpeted staircase accessing the upper level. To the front, the spacious reception room is flooded with natural light from a large picture window overlooking the communal landscaped grounds. Finished with sleek Amtico flooring and fresh, modern décor, it provides an ideal setting for both relaxing and entertaining. A central hallway separates the reception room from the kitchen and incorporates useful under-stair storage along with a convenient WC. The kitchen has been upgraded with stylish high-gloss cashmere coloured wall and base units, complemented by subway-style tiled splashbacks and a range of integrated appliances. Ample space is provided for dining, while glazed doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, the principal bedroom enjoys a bright front-facing aspect and benefits from built-in wardrobes and a contemporary en-suite shower room. A second double bedroom is positioned to the rear, offering generous proportions, while a third single bedroom to the front provides flexibility as a nursery, home office, or study. The accommodation is completed by a modern family bathroom fitted with a crisp white three-piece suite and stylish tiling.



The communal areas are maintained by the factor Hacking and Paterson with an approx. cost of £80 per quarter.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the rear garden has been thoughtfully landscaped to include patio, and seating areas, all fully enclosed to provide a safe and private environment. A gate offers direct access to an allocated parking space, with additional visitor parking available nearby, completing this attractive and well-appointed home.

## Viewing

Please contact Neilsons on 0131 625 2222.





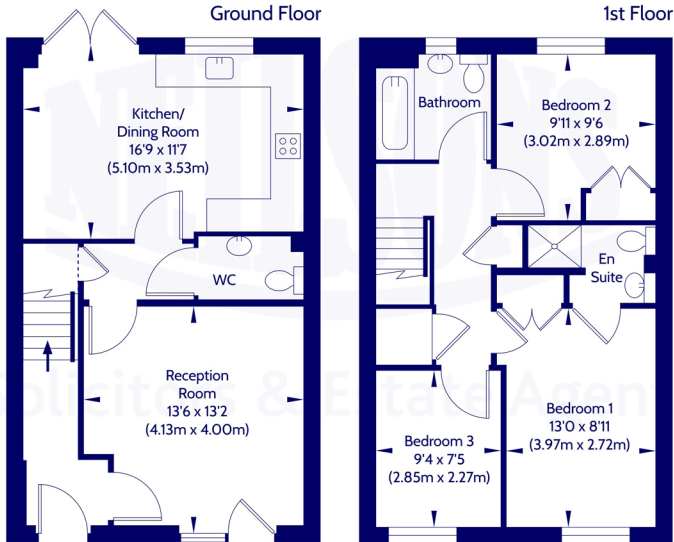
## Location

Little France is a well-connected suburb on the southern edge of Edinburgh, best known as the location of the city's Royal Infirmary. The area offers a wide selection of local amenities, with larger retail destinations such as Cameron Toll, Fort Kinnaird, and Straiton Retail Park – home to major outlets including Marks & Spencer and Sainsbury's, all within easy reach. Neighbouring Newington provides additional dining, leisure, and cultural attractions. Families are well catered for with schooling from nursery through to secondary level. For fitness and recreation, David Lloyd Shawfair is just a short drive away. Regular bus services connect the area to the city centre and beyond, while the nearby city bypass ensures quick access to surrounding districts, Edinburgh Airport, and the wider motorway network.





Approx. Gross Internal Floor Area 88 Sq M / 947 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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