



165 Upper Craighour
Little France, EH17 7SQ

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



Situated within a peaceful cul-de-sac, this well-proportioned detached house enjoys a desirable setting in the quiet residential area of Little France. The property is conveniently located close to a wide range of local amenities, including the Edinburgh Royal Infirmary, while the picturesque Craigmillar Castle Park is just moments away, offering excellent opportunities for leisurely walks. The accommodation comprises a welcoming entrance hallway, bright and spacious living room, dining room, separate fitted kitchen, three good-sized double bedrooms and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with a driveway that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, dishwasher, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.

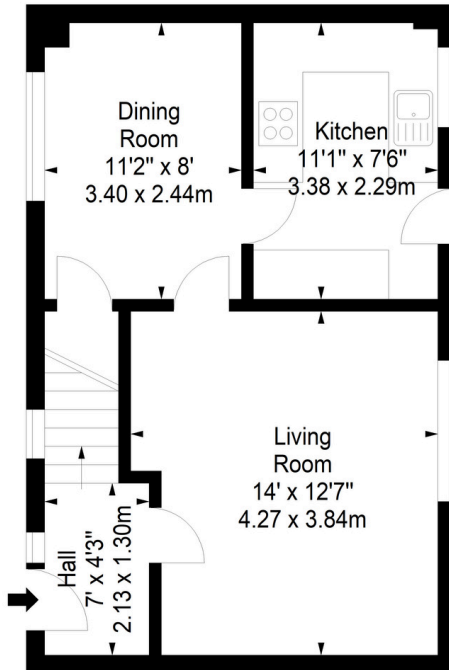
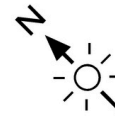




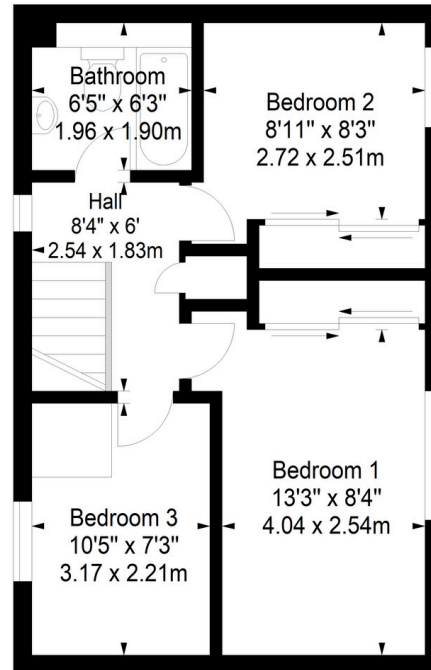
Upper Craigour,
Edinburgh,
Midlothian, EH17 7SQ



Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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