



78B Craighour Drive  
LITTLE FRANCE | EDINBURGH | EH17 7NT

  
**warners**  
solicitors & estate agents



## 78B Craighour Drive

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Situated in a popular residential development in the Little France area, south of Edinburgh's city centre, Warners are delighted to offer this well presented three-bedroom, semi-detached house to the market with early viewing advised. Upon entering the property, you are greeted with a welcoming entrance hallway with access to the living room, dining kitchen and stairs to the upper level of the property. The living room offers bright accommodation with a large south-facing window allowing an abundance of natural light to flood the room. A feature fireplace and neutral decor means that the living room is an ideal location to unwind. A bright and stylish dining kitchen is fitted with spotlights and tiled flooring, providing an excellent space for entertaining. A range of modern base and wall units topped with Quartz work surfaces offers ample room for those with culinary skills, whilst space for all required white goods are on offer such as washing machine, microwave and American-style fridge freezer. Three well-proportioned bedrooms are on offer with built-in wardrobe and the accommodation is completed by a modern, tiled shower room with rainfall shower head and classic three-piece suite.

Externally, the property benefits from a two-tiered slabbed garden to the rear which is easily maintained and offers space for external storage. Off street parking is available to the front of the property on a monobloc drive. The property is serviced with excellent public transport links, together with a short commute to the Edinburgh city bypass for those commuting by car further afield.

- Well presented three-bedroom, semi-detached house
- Bright living room with south-facing window and feature fireplace
- Stylish dining kitchen
- Three well-proportioned bedrooms with build-in storage
- Modern shower room with rainfall shower head
- Monobloc driveway
- Two-tiered, slabbed rear garden
- The property benefits from a universal EV charger (type: Pod Point Solo 7Kw Universal socket).

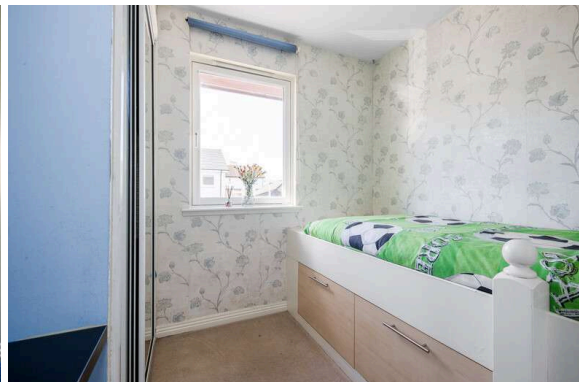
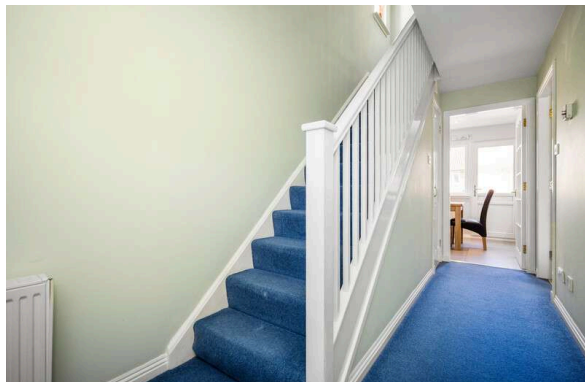
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

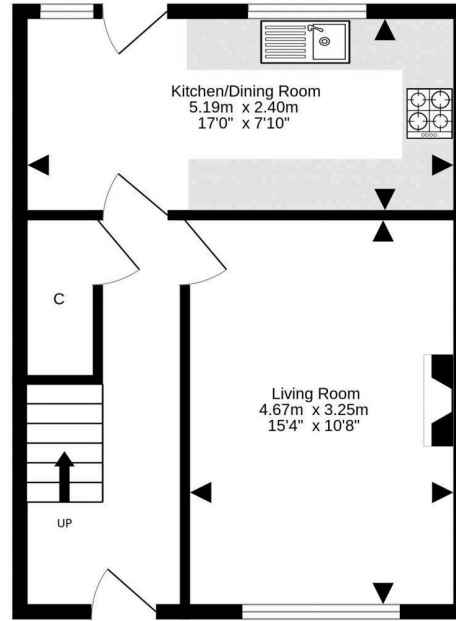


EPC rating C. Extras included in the sale ; All roller window blinds, carpets, flooring, light fittings, Sensio lighting Ainsley one door illuminated LED mirror cabinet in bathroom, oven, hob and CDA angled chimney hood,

The following items may be purchased by separate negotiation; CDA under counter wine cooler, American-style fridge freezer with plumbed water & ice dispenser, washing machine , Sony Bravia 49" TV with 3 tier TV cabinet and upstand , 3-seater leather sofa and standard leather single chair and marble coffee table.

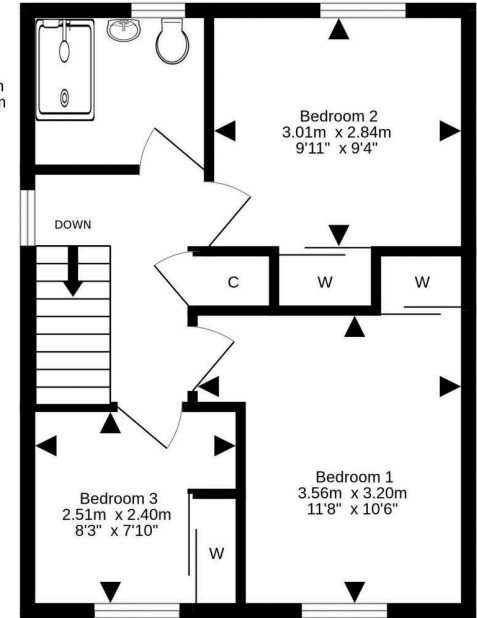
Little France is a suburb lying south of the city centre where the Royal Infirmary is based. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, also within easy reach. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Ground Floor

Shower Room  
2.13m x 1.86m  
7'0" x 6'1"



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024