






109 Upper Craighour
Edinburgh, EH17 7SE



Delightful terraced house with allocated parking space.

 1 Bed  1 Bath  1 Reception

A delightful terraced house with allocated parking space and well maintained communal gardens, which is situated in quiet courtyard setting in popular and established residential area close to the Royal Infirmary of Edinburgh. In brief the accommodation comprises; private entrance, spacious sitting room/dining room, bright fitted kitchen/breakfast room, well proportioned double bedroom with built-in wardrobe, useful office/study and spacious bathroom with corner bath and shower. The property benefits from double glazing, electric heating, shared gardens and there is an allocated parking space along with visitor parking spaces. The property is factored and the cost for this is approximately £180 per quarter.

Features

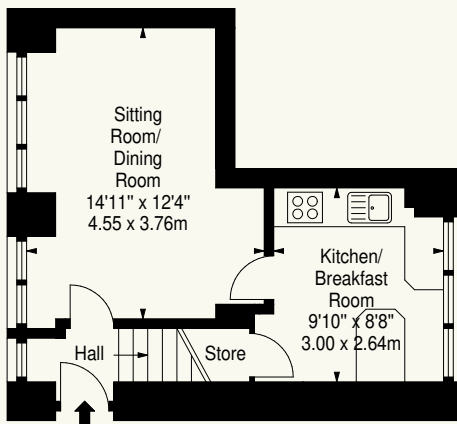
- Private entrance
- Well presented sitting room/dining room
- Bright fitted kitchen/breakfast room
- Well proportioned double bedroom with built-in wardrobe
- Office/study
- Bathroom with corner bath and shower
- Double glazing
- Electric heating
- Allocated parking space and visitors parking space
- Well maintained communal gardens
- EPC Rating E

Offers Over £155,000

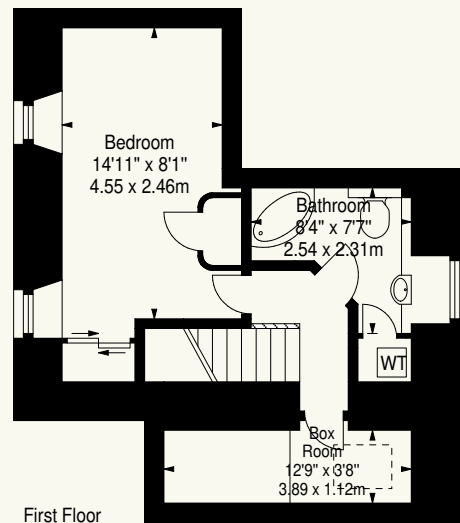
Upper Craigour,
Edinburgh,
Midlothian, EH17 7SE



Approx. Gross Internal Area
625 Sq Ft - 58.06 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Gilmerton is an established residential area located on the south side of the city, approximately four miles from Princes Street, to which there are regular public transport services. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and, at Little France, the Medical School, Edinburgh Royal Infirmary, the new Sick Children's hospital and Bio Centre. Leisure options are also plentiful and range from golf courses to parks and the wonderful

open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury. In the opposite direction the Cameron Toll shopping mall is also readily accessible. Proximity to the city by-pass facilitates access to the A1 south and west to Edinburgh International Airport and the central motorway network.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

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property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.