



14 Upper Craigour, Edinburgh, EH17 7SF

Tastefully Presented, One-Bedroom Upper Villa with an Allocated Parking Space

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Property Description

Bright and tastefully presented, one-bedroom upper villa with an allocated parking space. Exceptionally well-placed for the Royal Infirmary, and an ideal starter home or buy-to-let opportunity.

Located in the established residential area of Little France, south of Edinburgh city centre.

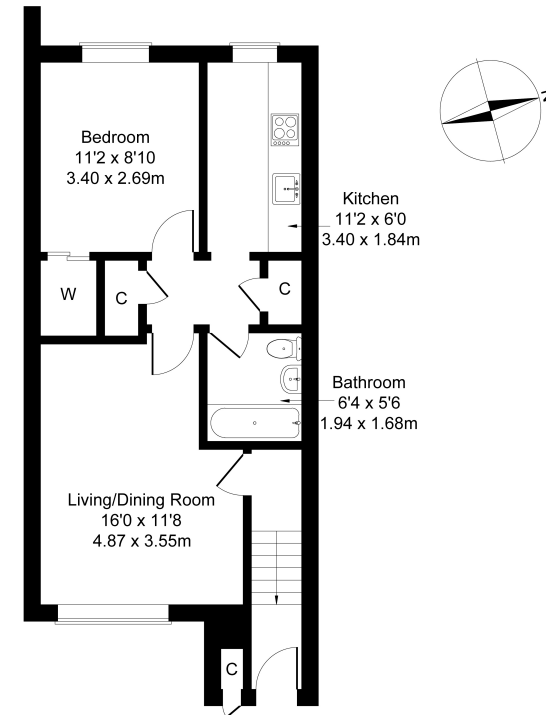
Comprises an entrance hall and stairway, a living/dining room, kitchen, a double bedroom, and a bathroom. Features include a fitted kitchen with appliances, a modern bathroom, electric heating, an integrated bedroom wardrobe and a loft space.

There is a private service area to the front, whilst the residential parking is located to the rear.

An inviting entrance welcomes you into the property, with carpeted stairs leading to the first floor and providing further access to the living room. The space features carpeted flooring throughout, creating a warm and comfortable environment ideal for relaxation. The hallway provides direct access to the kitchen, which is finished with wood-effect flooring, granite-effect worktops, a tiled splashback, a stainless steel sink with drainer, an integrated oven and electric hob with canopy above, as well as a washing machine and fridge/freezer.

The bedroom continues the matching carpeted flooring from the living room, with the added benefit of a fitted wardrobe, providing useful additional storage. Completing the accommodation is the family bathroom, comprising a three-piece suite with an electric shower over the bath.

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Estate Agents and Solicitors



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Little France is a residential district located approximately four miles southeast of Edinburgh city centre, along the A7. The area features a broad mix of family housing and benefits from a good range of local shopping options. A Morrisons supermarket is situated on nearby Gilmerton Road, with additional amenities available at Cameron Toll Shopping Centre, as well as Straiton and Fort Kinnaird retail parks. Scenic walking routes can be found around Blackford Hill, which provides

expansive views across the city. Little France is ideally placed for access to the Royal Infirmary of Edinburgh and the Edinburgh BioQuarter, along with the King's Buildings and other campuses of Edinburgh University. Education is well-represented with nurseries, primary, and secondary schools in the surrounding area. The district is well-served by frequent bus services and offers convenient access to the city bypass, making it a practical location for commuters.





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Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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