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107 Craigour Crescent, Little France, Edinburgh, EH17 7NS

Tastefully Presented and Spacious Three-Bedroom Upper Villa With Gardens and a Driveway

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Property Description

Bright, tastefully presented and spacious three-bedroom upper villa with gardens and a driveway. Positioned on a quiet side street, in the popular Little France area, south of Edinburgh city centre.

Comprises an entrance hall and stairway, living/dining room, kitchen, three double bedrooms, and a family bathroom.

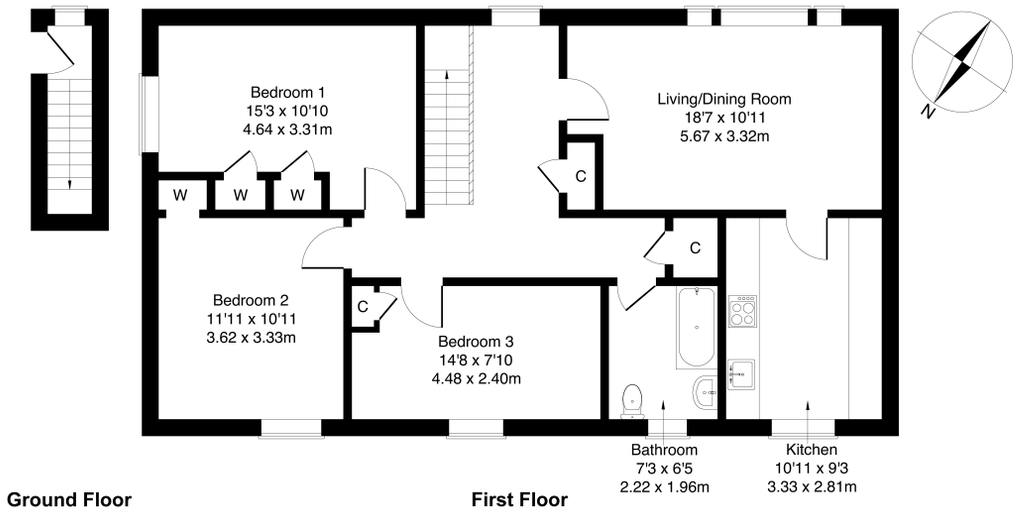
Southerly facing, with light neutral decor throughout, generous room sizes and good integrated storage. Further features include electric heating, double glazing, a modern kitchen and bathroom and views to Arthur's Seat.

A good-sized plot incorporates a lawn and driveway to the front with tall privacy hedging, a store to the side, and a lawn and store shed to the rear.

A bright entrance porch provides useful cloakroom space and leads to the carpeted staircase rising to the upper floor. The main hallway offers access to all rooms, apart from the kitchen, and provides ample space for freestanding furniture, with potential to create a useful study area. There are also two built-in storage cupboards, one of which houses the water heating system. To the front of the property, a spacious public room offers ample room for both lounge and dining furniture, complemented by carpeted flooring. Accessed from the hallway, the generously proportioned kitchen benefits from ample fitted storage and worktop space, along with a sink and drainer, integrated oven and gas hob.

Bedroom one enjoys a side-facing aspect and features two built-in wardrobes, carpeted flooring and a central pendant light fitting. Bedrooms two and three are both rear-facing, taking advantage of attractive views towards Arthur's Seat, and further benefit from built-in storage and carpeted flooring. Completing the accommodation is the family bathroom, which features a rear-facing window and a contemporary suite coTastefully Presented and Spacious Three-Bedroom Upper Villa With Gardens and a Drivewaymprising a shower over the bath and tiled splashbacks.

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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 well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing excellent opportunities for outdoor recreation. Little France is ideally placed, with the Royal Infirmary of Edinburgh Hospital for Children and Edinburgh University Bio Quarter, all within walking distance. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road, Old Dalkeith Road and the Edinburgh Royal Infirmary, providing straightforward connections to the city centre and beyond, as well as a direct connection to Edinburgh Airport.

























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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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