



CLANCYS

clancys-solicitors.co.uk

8 Nether Craigour,

Edinburgh, EH17 7SB



Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom upper villa, nestled on a quiet street situated in the popular residential area of Little France, which lies south of Edinburgh's city centre, close to the Royal Infirmary, excellent local amenities and quick transport links. The bright, well-proportioned property is offered to the market in good order and will appeal to a variety of buyers such as a young professional, a small family or perhaps someone who is looking to downsize from a larger family home or buy to let investor. The accommodation comprises a welcoming entrance staircase, hall, living room, fitted kitchen, two bedrooms and a bathroom. The property further benefits from gas central heating, double glazing, a private garden to the rear and a designated parking space. Viewing is highly recommended.

Location

Little France is a highly sought-after 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 bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Extras

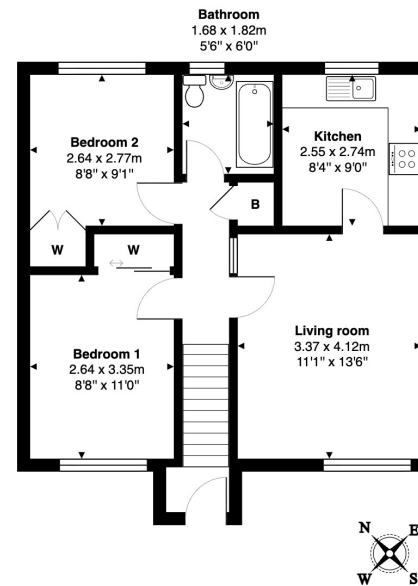
All fitted floor coverings and the garden shed. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance staircase
- Designated parking space
- Hall
- EPC rating - C
- Living room
- Council Tax Band – C
- Kitchen
- Tenure - Freehold
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private garden to the rear







Total Area: 51.8 m² ... 558 ft²

All measurements are approximate and for display purposes only



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.