



Solicitors & Estate Agents



Offers Over

£225,000

10 Craighour Crescent

Little France | Edinburgh | EH17 7PL

A fantastic opportunity has arisen to acquire this attractive three-bedroom semi-detached family home, ideally positioned within a popular residential area of Edinburgh. Offering well-proportioned accommodation, off-street parking and an enclosed rear and side garden with an impressive games room, this excellent property would make an ideal purchase for growing families, first-time buyers or couples.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Gated Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - A



Description

The property is accessed via a welcoming vestibule leading into the hallway, with the main accommodation thoughtfully arranged throughout. The front-facing reception room is tastefully presented in neutral décor and benefits from laminate flooring and a focal fireplace, creating a comfortable and inviting space for everyday family living. To the rear, the dining kitchen is fitted with a good range of wall and base units, complemented by tiling to the splash areas and a mixture of integrated and freestanding appliances. There is ample space for a dining table and chairs, while a rear door provides direct access to the garden. The bathroom is partially tiled and features a three-piece white suite, electric shower over the bath and useful vanity storage. The property offers three bedrooms, including two generously proportioned doubles and a compact dual-aspect double. The front-facing double bedroom benefits from full-width mirror-fronted built-in wardrobes and carpeted flooring. The principal bedroom is a spacious rear-facing double with carpet, ample built-in wardrobe storage and the added benefit of an en-suite shower room. The third bedroom enjoys a dual aspect and built-in storage, providing excellent flexibility for a family, home office or guest room.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Note that the integrated dishwasher is not currently in working order and will be sold as seen.

Gardens & Driveway

Externally, the property benefits from a gated driveway and decorative front garden. To the rear and side is a fully enclosed, predominantly paved garden, providing a low-maintenance outdoor space ideal for families and entertaining. A particular highlight is the large garden cabin, which has been thoughtfully equipped with power and lighting and features a tiled floor. Currently used as an excellent games room, it could also provide a superb home office, gym, hobby room or additional entertaining space, while offering excellent storage.

Viewing

By appointment through Neilsons (0131 625 2222).





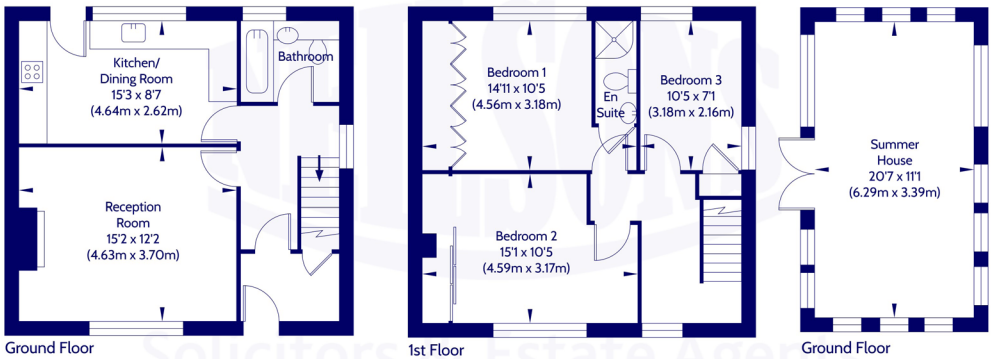
Location

Craigour Crescent is situated within the popular Little France area of Edinburgh, approximately five miles south-east of the city centre. The location is particularly convenient for families, with a good range of local amenities, schooling and recreational facilities available nearby. Straiton Retail Park and Cameron Toll Shopping Centre are both within easy reach, providing an extensive selection of shops, supermarkets, restaurants and leisure facilities. The property is also ideally placed for access to the Royal Infirmary of Edinburgh and Edinburgh BioQuarter. Regular bus services provide excellent links into Edinburgh city centre and surrounding areas, while the nearby Edinburgh City Bypass offers convenient connections to the wider road network and Midlothian. The surrounding area also provides a variety of green spaces, parks and walking routes, making this a highly convenient location for family living.





Approx. Gross Internal Floor Area 87 Sq M / 932 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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