



10 Upper Craigour

Edinburgh, EH17 7SG



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41sqm

EPC

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AS Anderson
Strathern

10 Upper Craigour

Edinburgh, EH17 7SG

Located within a well-established residential area of Edinburgh, this one-bedroom ground floor flat offers comfortable and easily maintained accommodation, complemented by private garden grounds and off-street parking. The property is ideally suited to first-time buyers, downsizers and investors alike, with local amenities and transport links readily accessible.

The accommodation comprises an entrance vestibule leading into a bright living room, which flows openly into a dining area, creating an inviting space for both relaxing and entertaining. The separate kitchen is fitted with a range of wall and base units and provides access to the rear garden. The generous double bedroom benefits from built-in storage, while a modern wet room-style shower room completes the accommodation.

Externally, the property enjoys private garden grounds to the front, side and rear, offering excellent outdoor space for gardening, entertaining, or simply enjoying the outdoors. A private driveway provides convenient off-street parking.

Property features

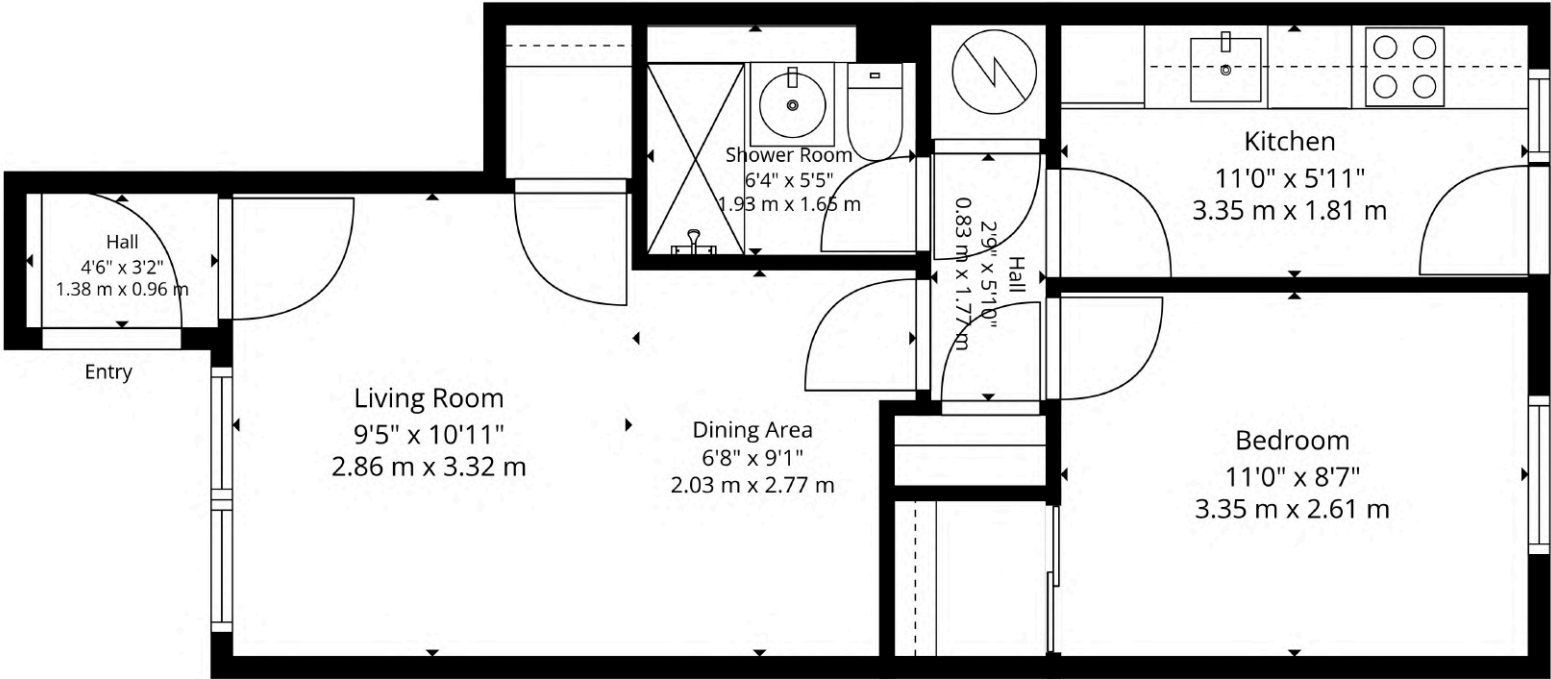
- Ground floor flat
- Open-plan living/dining area
- Double bedroom
- Useful storage
- Double glazing
- Private gardens & driveway





Location

Little France is a well-established residential area situated to the south of Edinburgh city centre. Home to the Royal Infirmary of Edinburgh, the area has become increasingly popular with a wide range of buyers thanks to its excellent local amenities and connectivity. Shopping facilities are available nearby, with Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Retail Park all within easy reach. Regular public transport services operate throughout the area, while the City Bypass provides convenient access to Edinburgh Airport and the wider motorway network. The area also benefits from a range of schooling options and access to attractive outdoor spaces, including Craigmillar Castle, Ellens Glen and Burdiehouse Country Park.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
 Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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