

64 Tweedsmuir Drive
Little France, EH16 4XT

Deans
Solicitors & Estate Agents LLP







END TERRACED HOUSE

- Sitting Room
- Kitchen/ Dining Room
- W.C.
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Private Front & Rear Garden
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – B



Situated at the end of a quiet cul-de-sac, this spacious end-terraced home forms part of a modern residential development in the highly sought-after area of Little France. The property enjoys a convenient location, within walking distance of the Edinburgh Royal Infirmary and Little France Park, while also being close to a range of local amenities and Cameron Toll Shopping Centre. The city centre is easily accessible via excellent public transport links. The accommodation comprises; a welcoming entrance hallway, bright and spacious sitting room, separate dining kitchen, three good-sized double bedrooms (one en-suite) and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with free on-street parking available. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.





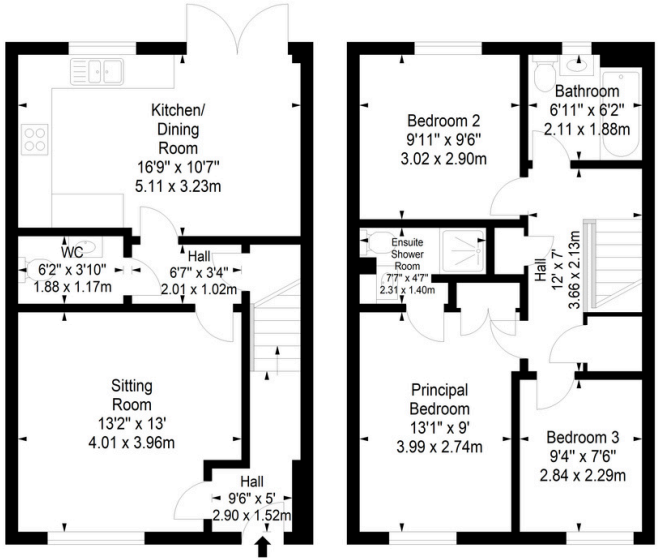




Tweedsmuir Drive,
Edinburgh,
Midlothian, EH16 4XT

SquareFoot

Approx. Gross Internal Area
946 Sq Ft - 87.88 Sq M
For identification only. Not to scale.
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Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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