

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £170,000

1 Upper Craighour Way, Little France, EH17 7SG





Extended Semi-detached Bungalow On Bright Corner Plot Close To Edinburgh Royal Infirmary

This extended semi-detached bungalow enjoys a bright corner plot within a well-established residential development in Little France, a popular area close to good local amenities, excellent commuting links and within walking distance of Edinburgh Royal Infirmary.

A charming property offering extremely light and well laid out accommodation comprising entrance porch, generous lounge with door to inner hallway, double bedroom with fitted wardrobe, fitted kitchen with appliances & door to sunroom and bathroom with shower. While well presented with the added comfort of gas central heating and double glazing, some upgrading and decoration would now be beneficial. The large front/side garden also has a drive-in for off-street parking and there is a small enclosed private area to the rear with garden shed.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.67 m x 3.30 m / 15'4" x 10'10"
Kitchen	3.43 m x 1.80 m / 11'3" x 5'11"
Double Bedroom	3.43 m x 2.59 m / 11'3" x 8'6"
Bathroom	1.93 m x 1.68 m / 6'4" x 5'6"
Sunroom	3.10 m x 2.82 m / 10'2" x 9'3"

LOCATION

Little France is a popular residential district lying south of the city centre. There are a good range of amenities in the vicinity including shopping, leisure and recreational facilities with bus services linking the city centre and surrounding districts. Located close by are Morrison's & Aldi supermarkets and for further extensive shopping the nearby Cameron Toll Shopping Centre, Straiton Retail Park and the Fort Kinnaird Retail Park are all easily accessible. For the commuter the area is ideal, with the city centre easily accessible together with easy access to the A1 and city of by-pass linking with major motorway networks.

As of 1st February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard

EXTRAS

All fitted floor coverings, blinds, fridge, gas cooker, automatic washing machine and garden shed. Due to relocation, items of furniture in the property will be included if required.

EPC RATING

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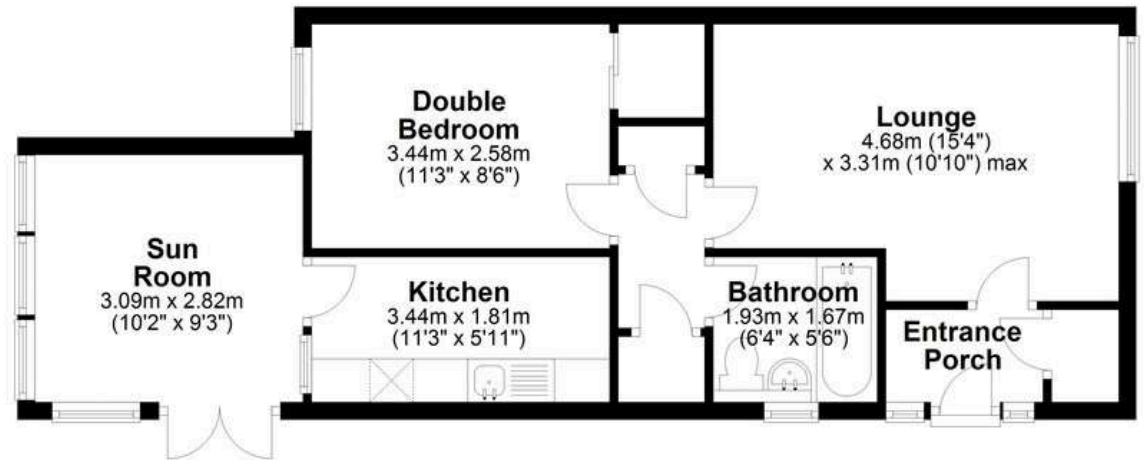
VIEWING

By appointment, please telephone 0131 554 6244





1 Upper Craighour Way



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.