



17 Nether Craigour, Edinburgh EH17

Presented by Billie Dunlop

Offers Over £340,000



RE/MAX
Property Specialists



17 Nether Craigour

Edinburgh, Edinburgh

Set within a quiet cul-de-sac just off Dalkeith Road, this is a home that feels quietly removed from the city... yet remains effortlessly connected.

A bright and spacious living room flows through to the kitchen and dining area, with double doors allowing the space to open or close as needed. The dining area draws in natural light and connects easily to the garden beyond.

To one side, the more private areas of the home unfold, four bedrooms and a modern family bathroom, with the principal bedroom set to the rear, complete with en-suite.

Outside, the garden is arranged over three levels, backing onto Liberton Golf Course and offering a green, open outlook. To the front, a private monobloc driveway provides parking for two vehicles.

A home that offers calm, space, and a layout that simply works.

Council Tax band: D



Entrance Hallway

The entrance hallway offers a gentle sense of arrival, subtly shielding the living space beyond while keeping a natural flow through the home. A useful storage cupboard provides a practical place for coats and everyday essentials, keeping the space clear and uncluttered.

Living Room

16' 2" x 10' 5" (4.93m x 3.18m)

The living room is wonderfully spacious, a large, welcoming setting centred around a generous front-facing window that draws in natural light throughout the day, giving the room a bright and settled feel.

Double doors lead through to the kitchen and dining area, allowing the space to open up for a more sociable, connected way of living, or close off to create a quieter, more intimate setting when needed.

Tucked to one side, a separate doorway leads into the more private areas of the home, discreetly positioned, offering a sense of retreat and quiet separation from the main living space.



Kitchen

11' 1" x 8' 2" (3.37m x 2.48m)

Through the doors, the kitchen is well arranged with ample storage and fitted with a modern oven, hob, and extractor hood, a space designed to be both practical and easy to use. Open in its layout, it connects effortlessly to the dining area and, in turn, back to the living room, creating a natural flow throughout the home. Whether open for a more social feel or closed off for quieter moments, the space adapts easily to how you live.

Dining Room

9' 8" x 10' 7" (2.94m x 3.22m)

The dining area is generous in size and open to the kitchen, creating a natural extension of the living space. A large garden-facing window, along with full-width patio doors, allows natural light to pour in, with the sun drawing your eye out onto the decking beyond. The connection to the garden feels effortless, almost as if the outside space becomes part of the home itself.





Hallway

From the living room, that more discreet doorway leads into the private side of the home, where a U-shaped hallway connects all four bedrooms and the family bathroom. Thoughtfully designed, it naturally separates the quieter, more personal spaces from the main living areas, helping to keep things calm and private, away from the day-to-day flow of the home. A further storage cupboard is tucked along the hallway, adding a practical and well-considered touch.

Master Bedroom

11' 5" x 11' 2" (3.48m x 3.40m)

Set at the end of the hallway, the principal bedroom feels like a quiet sanctuary. A comfortable double in size, it enjoys a peaceful rear-facing position, with a window overlooking the garden – a calm and restful space to retreat to at the end of the day.

En-suite

5' 8" x 6' 9" (1.72m x 2.06m)

The en-suite to the principal bedroom is modern in finish, featuring a newly fitted shower cubicle. Cosy and practical, it offers a well-designed space that works effortlessly for everyday use.



Bedroom 2

8' 5" x 11' 0" (2.57m x 3.35m)

Bedroom two is positioned to the rear of the home, enjoying a quiet outlook over the garden and a sense of calm away from the main living areas. A comfortable double in size, it offers a well-balanced space for both rest and practicality.

A built-in wardrobe provides useful storage, helping to keep the room uncluttered and easy to live in, while the overall setting makes it a peaceful and versatile bedroom, equally suited for everyday use or guests.

Bedroom 3

4' 11" x 12' 4" (1.50m x 3.75m)

Bedroom three is a well-proportioned single, with a front-facing window drawing in natural light and giving the room a bright, easy feel.

A generous built-in cupboard provides excellent storage, keeping the space practical and uncluttered. Versatile in its use, it works equally well as a guest room, home office, or a more functional space depending on your needs.





The Garden

The rear garden is a real highlight, generous in size, enjoying a sunny aspect, and thoughtfully arranged over three levels.

Stepping out from the dining area, the space opens onto decking and a paved patio, ideal for relaxing or entertaining. Beyond, the garden unfolds in layers of lawn and planting, with steps guiding you gently upwards to a more elevated seating area.

Backing directly onto Liberton Golf Course, the outlook is open, green, and wonderfully private, a quiet retreat that feels far removed, yet remains effortlessly connected to the home.





The Driveway & Parking

To the front, a private monobloc driveway provides off-street parking for two vehicles, set neatly within the frontage of the home.

Practical and easily accessed, it offers everyday convenience while maintaining a clean and uncluttered approach on arrival.

Location & Connectivity

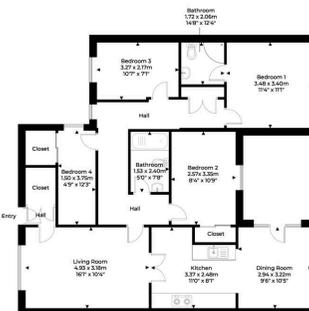
Set just off Old Dalkeith Road, the property is well placed for easy access into Edinburgh city centre, with regular bus services running along Old Dalkeith Road just moments away.

For those commuting further afield, the nearby City Bypass connects effortlessly to the wider road network, making travel across Edinburgh and into Midlothian both straightforward and convenient.

A location that balances quiet residential living with strong, reliable connectivity.



17 Nether Craigour
Approximate Gross Area
115 sq m / 1237 sq ft



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.





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