



An excellent opportunity has arisen to acquire this highly desirable three bedroom semi-detached house



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An excellent opportunity has arisen to acquire this highly desirable three-bedroom semi-detached house, making for an ideal family home while being well located within the popular Little France area of Edinburgh. Viewing this property is highly recommended.

THE LOUNGE/DINER



This accommodation briefly consists of;

Ground Floor: entrance porch, a bright and spacious lounge/diner with a feature electric fire and a fully fitted kitchen which benefits from an integrated electric 4 hob/oven, extractor hood and access to the rear garden through the back door.



THE KITCHEN

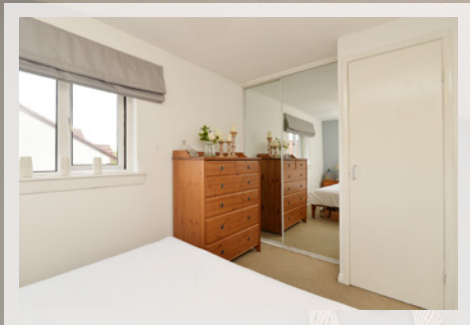




First Floor: landing with a shelved linen cupboard, two double bedrooms, one of which has built-in wardrobes, a single bedroom with optional use as a home office or dressing room and a three-piece, partially tiled family bathroom with an over-head shower.

Attic: accessed via the landing, providing more than adequate additional storage space.

BEDROOM 1



BEDROOM 2 & 3



THE BATHROOM

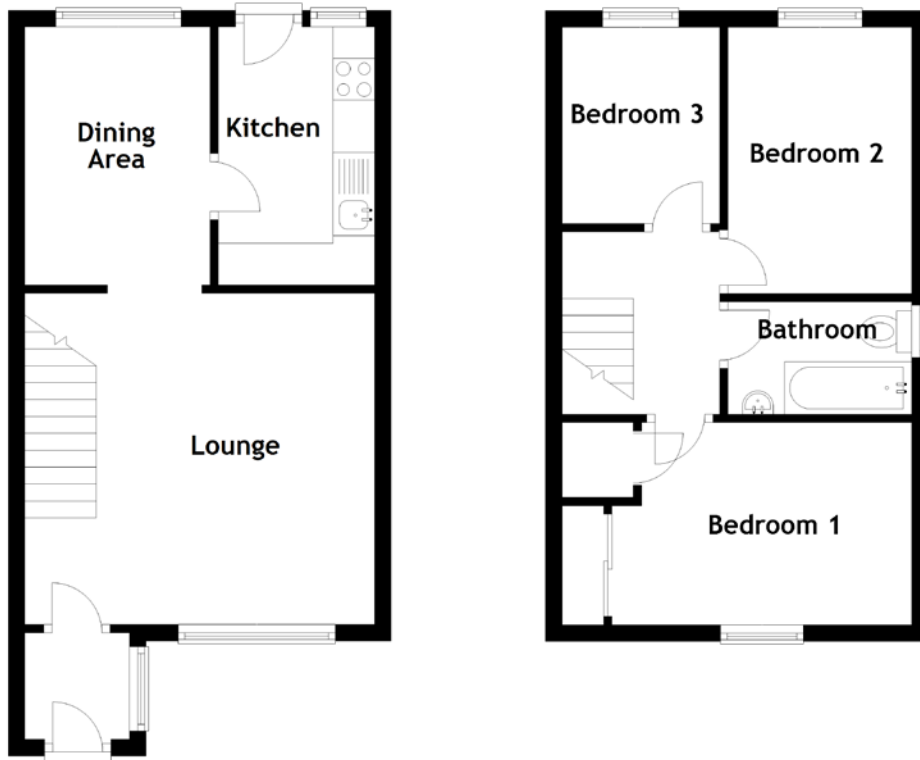


This property also benefits from full double glazing, private garden grounds to the front and rear of the property, the rear garden is fully enclosed with a patio area, and there is allocated parking as well as more than adequate un-restricted on-street parking to accommodate for visitors.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

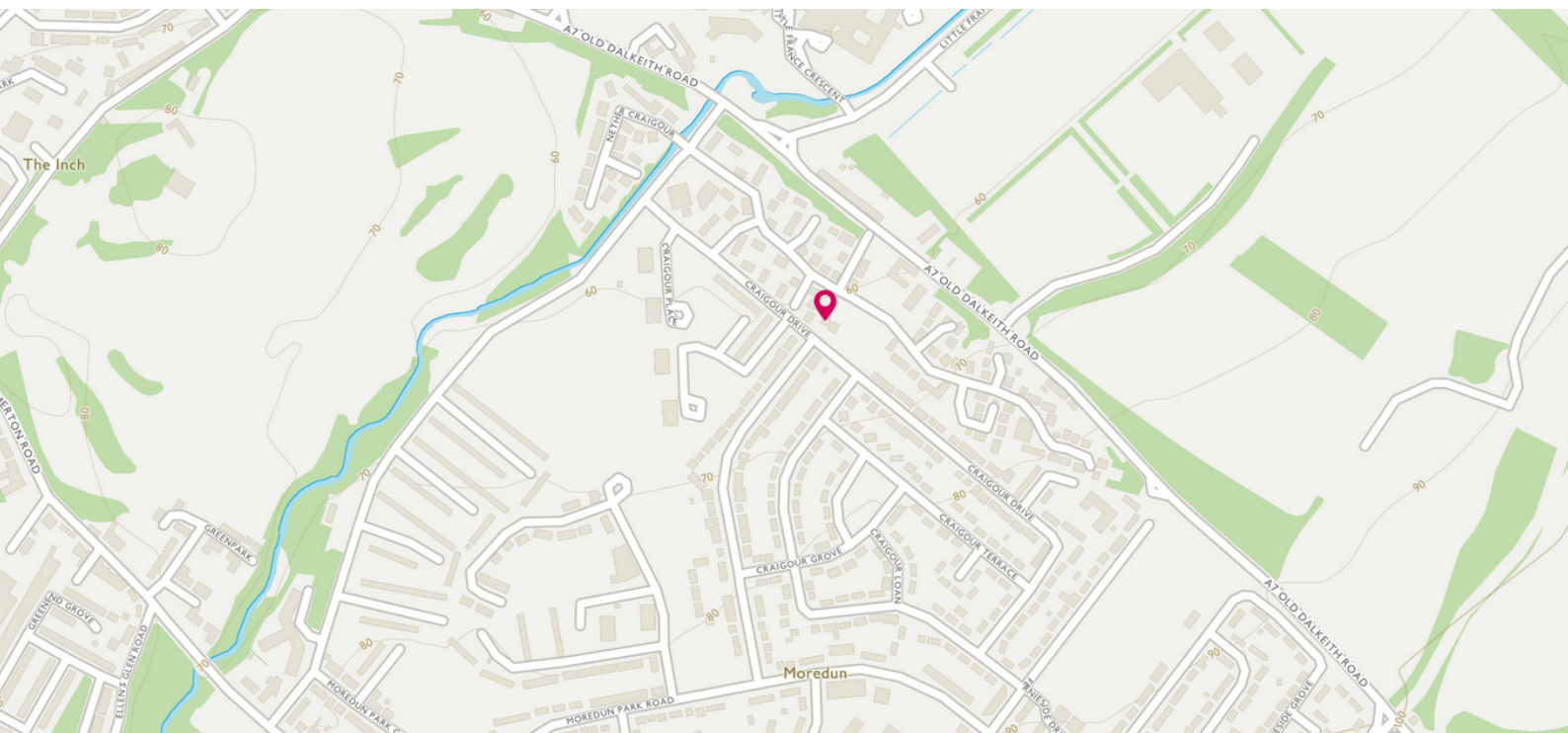
Lounge
Dining Area
Kitchen
Bedroom 1

4.21m (13'10") x 3.98m (13'1")
3.10m (10'2") x 2.30m (7'7")
3.10m (10'2") x 1.88m (6'2")
3.61m (11'10") x 2.51m (8'3")

Bedroom 2
Bedroom 3
Bathroom

3.20m (10'6") x 2.35m (7'9")
2.36m (7'9") x 1.90m (6'3")
2.21m (7'3") x 1.35m (4'5")

Gross internal floor area (m²): 62m²
EPC Rating: E



THE LOCATION

Little France is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, and newsagents. Both the Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Park with its variety of stores are a short car journey away.





There is a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France, just a five-minute walk from the property. The Edinburgh Royal Infirmary hosts the Edinburgh University Medical School, with the new Sick Children's Hospital having only recently opened last year.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City By-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Craigmillar Castle and the surrounding grounds and Ellens Glen which takes you over to Burdiehouse country park. The Hermitage is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.



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