




McEwan Fraser Legal
Solicitors & Estate Agents
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23a Craigour Crescent

EDINBURGH, EH17 7PL

The Location

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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 scheduled to open later this 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 which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills. Hollyrood Park is also just a short twenty-five-minute stroll away or five minutes by car. Fort Kinnaird and Straiton Retail Parks, as well as Cameron Toll Shopping Centre, are also nearby. Dalkeith with all its amenities will only take approximately ten minutes to reach by car. Musselburgh can also be reached in approximately ten minutes by car.

Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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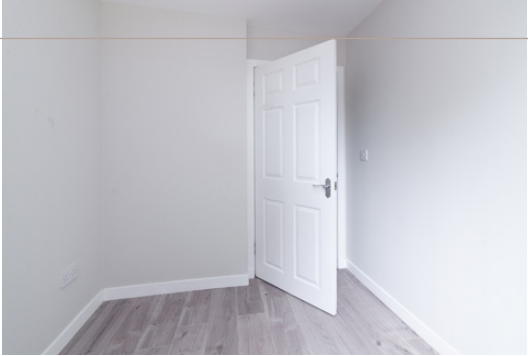
McEwan Fraser Legal are delighted to present to the market this extremely desirable and recently renovated two bedroom lower flat forming part of this development. The property would make an excellent purchase for any first-time buyer, small family or Buy-to-Let investor with the hospital being so close as well as local amenities.

Internally the accommodation is in beautiful decorative order and briefly comprises of an entrance hallway bright open plan kitchen/lounge/dining room the kitchen has ample wall and base units as well and features enough space for a dining table, both bedrooms are good sizes and all with ample space for furniture arrangements. Finally, the three-piece, tiled bathroom with shower over bath completes the property.

The gardens are to the front, side and rear, both of which are low maintenance and offer a vast array of options for the layout.

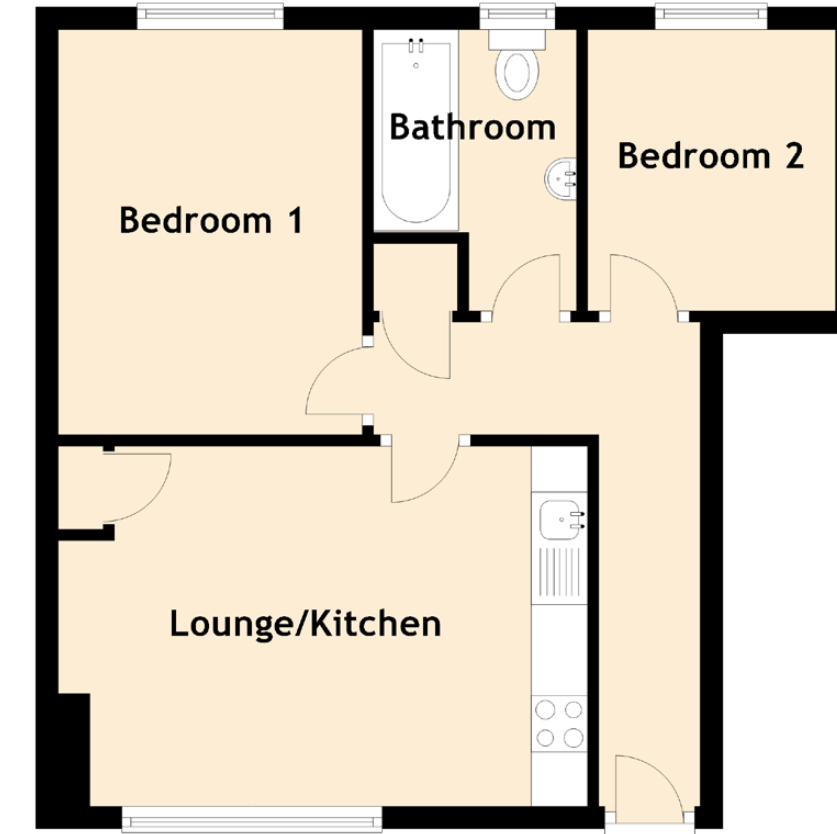
There is parking to the front of the property as part of plenty of on-street parking. The property benefits from gas central heating with double glazing, to ensure a warm yet cost-effective living environment all year round.



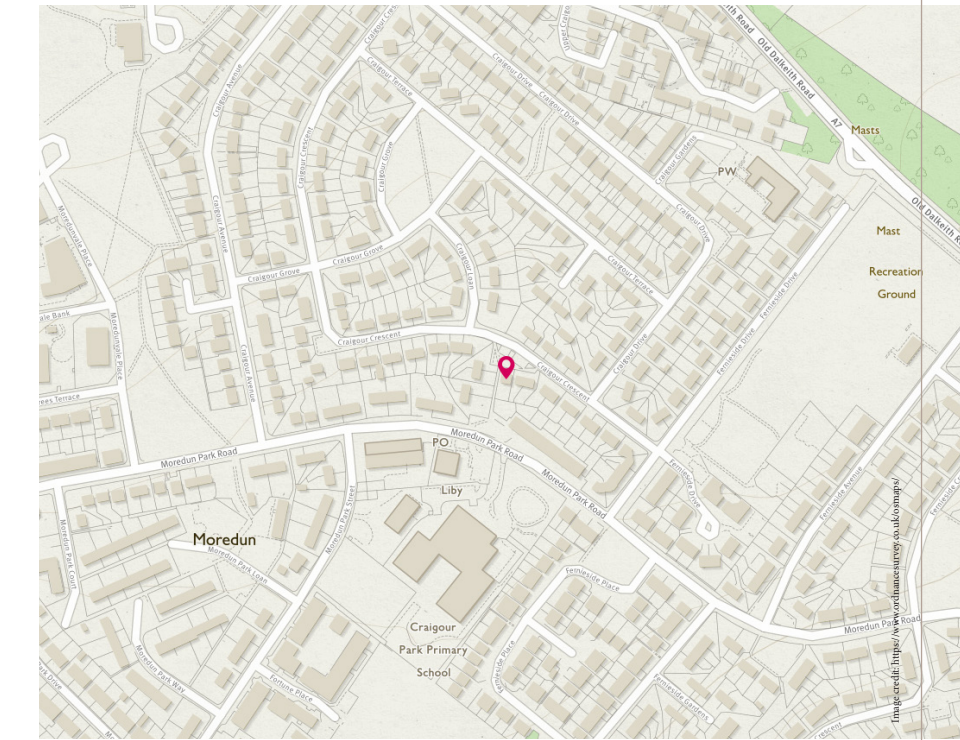


Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge/Kitchen	4.70m (15'5") x 3.20m (10'6")
Bedroom 1	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	2.50m (8'2") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Gross internal floor area (m ²): 45m ² EPC Rating: D	



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Part
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