




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

124 Upper Craighour

LITTLE FRANCE, EDINBURGH, EH17 7SH

Location - Little France

EDINBURGH, EH17 7SH

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 which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.



124 Upper Craighour

LITTLE FRANCE, EDINBURGH, EH17 7SH

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

This accommodation briefly consists of;

Ground Floor: entrance hallway, a bright and spacious lounge with a feature electric fire and an under-stair storage cupboard and a fully fitted kitchen/diner which benefits from an integrated electric 4 hob/oven, extractor hood and access to the rear garden through sliding patio doors.

First Floor: landing with a shelved linen cupboard, two double bedrooms, one of which has double 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.

This property also benefits from full double glazing, private garden grounds to the front and rear of the property, including a split level rear garden with artificial turf and rear access to the two allocated parking spaces, while there is more than adequate un-restricted on-street parking to accommodate for visitors.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 3.25m (10'8")
Bedroom 1	3.67m (12') x 2.63m (8'8")
Bedroom 2	3.04m (10') x 2.63m (8'8")
Bedroom 3	2.59m (8'6") x 2.09m (6'10")
Bathroom	2.00m (6'7") x 1.93m (6'4")

Gross internal floor area (m²): 69m²

EPC Rating: E

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

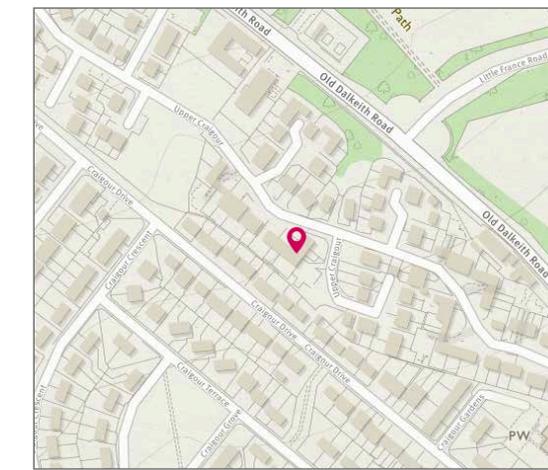
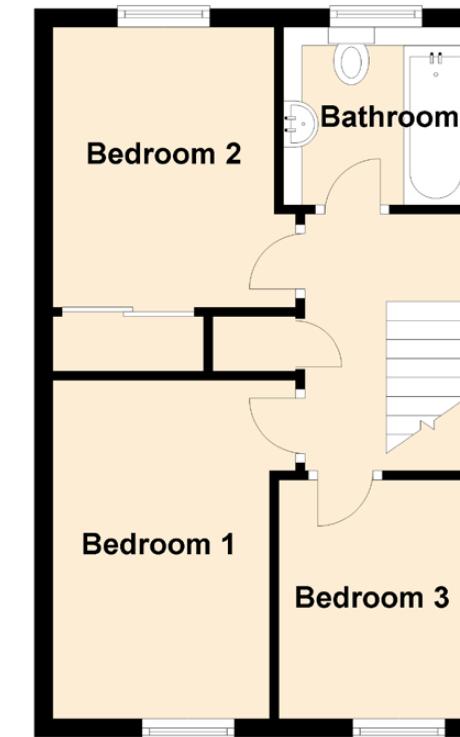
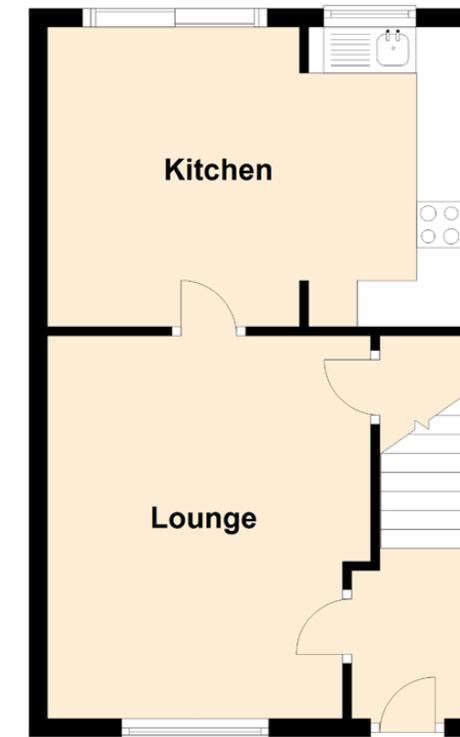


Image credit: <https://www.wordhouse.com.au/uk/comp4/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer