

FOR SALE



Fixed Price: £140,000

**14 Upper Craigour Way, Little France, Edinburgh,
EH17 7SG**

3 Bed End Terrace

Viewing: By appointment only

- Estate agency
- Property letting
- Independant property advice

MAVOR & COMPANY
PROPERTY LETTING & ESTATE AGENCY



This charming 3 Bedroom End Terraced Villa with both front and rear mature gardens is situated within a secluded cul de sac in the much sought after residential area of Little France Edinburgh and is within walking distance to the new Royal Infirmary.

The property comprises of an entrance hallway, a lovely lounge, kitchen/dining room with back door leading onto a well maintained rear garden, 3 bedrooms and a fitted family bathroom.

ENTRANCE VESTIBULE: The entrance to the property is accessed by a double glazed UPVC secure door, leading onto the vestibule which has been laid with ceramic floor tiles, has one window and a fifteen pane glass door leading into the lounge area.

LOUNGE: 4.29 x3.99m – The bright and spacious lounge with front facing window, is very well presented and has ample room for a range of furniture. There is a focal point modern electric fire set within a marble surround fireplace and this room further benefits from light oak solid wood flooring throughout and direct access to the kitchen/ dining room.

KITCHEN/DINING AREA: 4.22 x 3.15m - The bright, well laid out kitchen is fully fitted with a range of units to wall and base level complimented by coordinating worktops and splash back tiling also has fitted downlights. The oven, hob, extractor hood, fridge freezer, washing machine and tumble dryer are included within the sale. This very spacious room has ample room for a dining table and chairs. The floor is laid with attractive ceramic floor tiles in the kitchen area with a solid wood floor from the lounge continuing into the dining area. The double glazed UPVC back door opens out onto a well maintained rear garden. Windows to the rear with a slim line wall hung central heating panel.

UPPER HALL: - The upper hall provides access to all other accommodation and is fitted with light oak solid wood flooring. A ceiling hatch provides access to the loft space.



BATHROOM: 2.31 x 1.36m - The family bathroom has been fitted with a white three piece suite with an electric shower over the bath. Partially tiled walls with ceramic tiles to the floor. Rear facing window.

BEDROOM 1: 3.70 x 2.50m - This good sized double bedroom has double aspect windows over looking the front of the property, fitted carpet and a very useful recessed area for storage, with one slim line central heating panel.

BEDROOM 2: 3.22 x 1.93m – This second bedroom also benefits from fitted carpet. One slim line central heating panel faces the rear of the property.

BEDROOM 3: 2.33 x 2.23m – This third bedroom faces the front aspect of the property has fitted carpet and one slim line central heating panel.

EXTERIOR: The good size gardens to the front and rear are well laid out with added side access. The front garden is laid to lawn with shrubs, a slabbed patio area, a variety of plants and shrubs two garden storage huts in the secure rear garden. There is allocated off road parking to the front.

Little France is a very popular district located to the south of the City centre, the nearby Cameron toll shopping centre and Straiton and Fort Kinnaird retail parks offer an abundance of shopping facilities. There is a good range of parks and golf courses nearby as well as excellent schools from nursery to senior level. There is a regular bus route to the city centre and beyond and is also perfectly situated for the commuter with ease of access to the A720 city bypass.

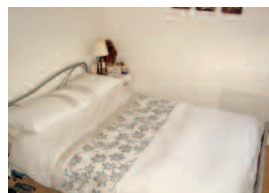
This property is Council Tax Band D
Please call Mavor & Co on 07917-060266 or 01506-870204

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- Lounge
- 3 Bedrooms
- Bathroom
- Kitchen/Diner
- Central heating
- Double glazing
- Front & Rear Garden
- Off Road Parking



DISCLAIMER: Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon.



The Lothians
01506 870204

Perthshire
01738 582186

www.mavorproperty.co.uk
enquiries@mavorproperty.co.uk

Main Office: Unit C DAKS Building, Polbeth Industrial Estate, West Calder EH55 8TJ