



114 Craigour Drive
Little France, EH17 7NT

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Front & Rear Gardens
- Allocated Parking Spaces
- Double Glazing & GCH
- EPC Rating – C



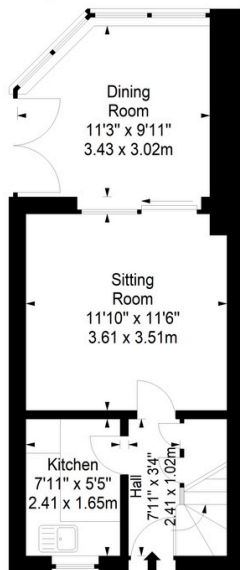
This bright and well-presented end terraced house with allocated parking lies in a peaceful cul-de-sac location in Little France, close to convenient local amenities, public transport links and within walking distance of the Edinburgh Royal Infirmary. The accommodation comprises; sitting room leading to dining room with patio doors to the rear garden, modern kitchen, two bedrooms with built-in wardrobes and stylish shower room. There is a fully enclosed, south-east facing garden to the rear and a further paved garden to the front. Two allocated spaces in a residents' carpark offer convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. The included appliances are sold as seen with no warranty provided.



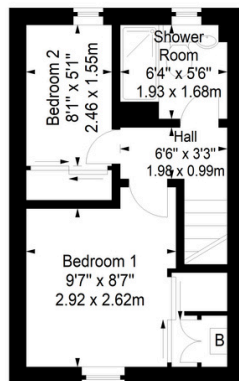
**Craigour Drive,
Edinburgh,
Midlothian, EH17 7NT**



Approx. Gross Internal Area
583 Sq Ft - 54.16 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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