

**LITTLE FRANCE**  
**74 UPPER CRAIGOUR EH17 7SF**



**FIXED PRICE £195,000**

- South facing 3 bedroom semi detached villa in quiet cul de sac.
- Larger style accommodation comprising, Livingroom, Diningroom, kitchen, 2 double and 1 large single bedroom and bathroom/shower.
- Good sized garden area to front, side and rear.
- Well located, within walking distance to the new Royal Infirmary and with good bus services to City Centre.
- Close to soon to be constructed tram line.
- Central heating with combi boiler serving radiators with individual thermostats.
- UPVC double glazing throughout.

**Viewing:**

**Sundays 2pm – 4pm**

**or by appointment telephone 07877 912 589  
or agents.**

Well located, semi detached villa in well established residential area lying close to Edinburgh Royal Infirmary with good transport links to nearby Cameron Toll shopping centre and on to the City Centre. The property will also benefit from the soon to be constructed tram line. There is parking for three cars in the drive and separate visitors' parking spaces. A Residents Association looks after cutting of communal grassed areas for a minimal charge. The area is served by Craigpark Primary School and Liberton High School. The accommodation comprises:

Entrance Vestibule 6'7" x 4'5"

Accessed by a UPVC door with double glazed panels. Central heating radiator. Coat hook rail. Single power point.

Living Room 14'8" x 12'7"



Good sized, bright livingroom with windows to front. One double and two single power points. Central heating radiator. Cable TV point. Dado rail. Laminate floor.

Dining Room 11'10" x 8'



Located off the livingroom to the rear of the property, with patio doors opening on to a decked area in rear garden. Two single power points. Central heating radiator. Central ceiling light. Dado rail.

Kitchen 11'7" x 7'8"



Again set to the rear of the property and with garden accessed by the UPVC door with adjacent window. Further window to side. Fitted with ample base and wall units. Gas hob, electric oven and recycling cooker hood. Further wash hand basin. Space for automatic washing machine and fridge and fridge/freezer. Stainless steel sink and drainer. Deep understair cupboard. Two double power points at upper level plus dedicated points. Further socket at lower level. Tiled splash backs.

Stair and Upstairs Hallway

The carpeted stair leads to the upstairs hallway which has a window to the side of the property and a deep airing cupboard housing the combi boiler and with wooden shelving over. Ceiling light. Hatch to attic which is insulated. Double power point. Fitted carpet.

Bedroom 1 9'8" x 15'5"

Large double bedroom with window to front with open outlook. Central ceiling light. Built in wardrobes with hanging rail and shelf. Two single power points. Central heating radiator. TV aerial point. Fitted carpet.

Bedroom 2 9'9" x 10'8"

Further double bedroom with window to rear. Central heating radiator. TV aerial point. Two single power points. Telephone point. Laminate floor.

Bedroom 3 10'4" x 7'4"

Large single bedroom with window to front with open outlook. Two single power points. Central heating radiator. Fitted carpet.

Bathroom 6'7" x 6'5"

Well proportioned bathroom with frosted window to rear. Three piece white suite including a stainless steel bath with electric shower over. Tiled to dado level and to full height around bath. Glazed shower screen. Central heating radiator. Chrome fittings. Laminate floor.

Externally

The property benefits from a south facing garden to the front, a good sized west facing area to side and a further area to the rear which has an area of decking with grass beyond with two sheds. There is parking for three cars in the driveway to the side and additional visitors parking on other side of the road.

Extras

The Venetian blinds and curtains throughout, fitted carpets and curtain rails in all rooms. Washing machine and fridge freezer.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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