



49 Craigour Drive
LITTLE FRANCE | EDINBURGH | EH17 7NU


warners
solicitors & estate agents





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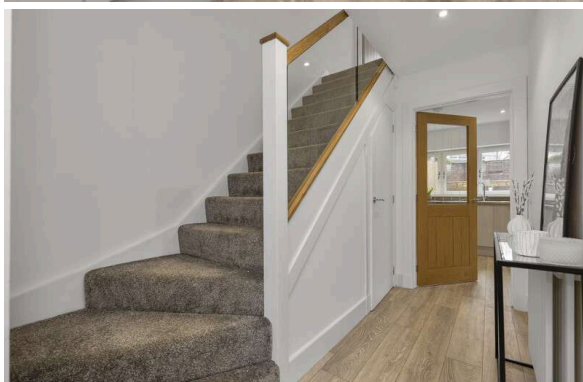
A seldom available opportunity has arisen to acquire this stunning four-bedroom, semi-detached new home, boasting a private rear garden and driveway in the popular residential area of Little France in Edinburgh.

Designed to a high standard with shrewd attention to detail, this fantastic family home offers well-planned and flexible accommodation over two levels. On the ground floor the living room forms the main public area in the property and provides an ideal space to relax with family or to entertain guest. Double doors lead through to the large and well-appointed open plan kitchen/dining room, from which French doors open out to the private garden to the rear of the property. A WC completes the accommodation on this level. Moving upstairs, three of the bedrooms are well-sized doubles with one boasting built-in wardrobe storage. The fourth bedroom could alternatively be employed as an ideal home office, study or gym giving the property a good degree of flexibility, and a modern family bathroom completes the internal accommodation.

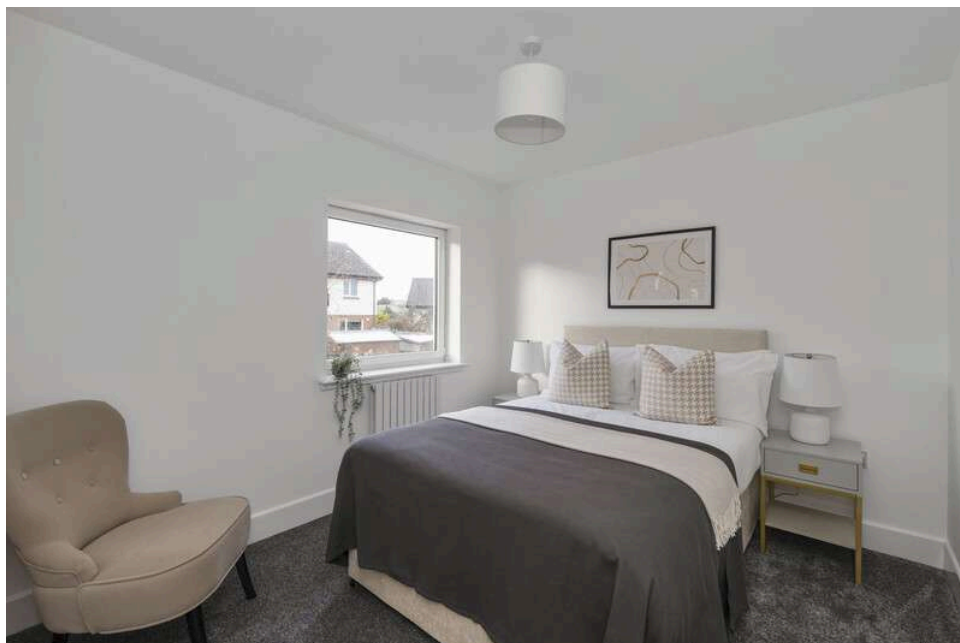
Offering immense appeal as a family home, early viewing is essential to appreciate everything that this stunning new property has to offer.

Please note - photos are of the show home which is of a similar house type/similar build. For more information, please contact Warners on 0131 662 4747. A computer-generated image has also been used.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







- New four-bedroom semi-detached home
- Sought-after location
- Entrance hallway with storage
- Living room
- Kitchen/dining room
- Three double bedrooms
- Further single bedroom/study
- Family bathroom
- Gas central heating
- Double glazing
- Rear garden
- Driveway

Extras include: Oven/hob, dishwasher, washing machine, and fridge/freezer.

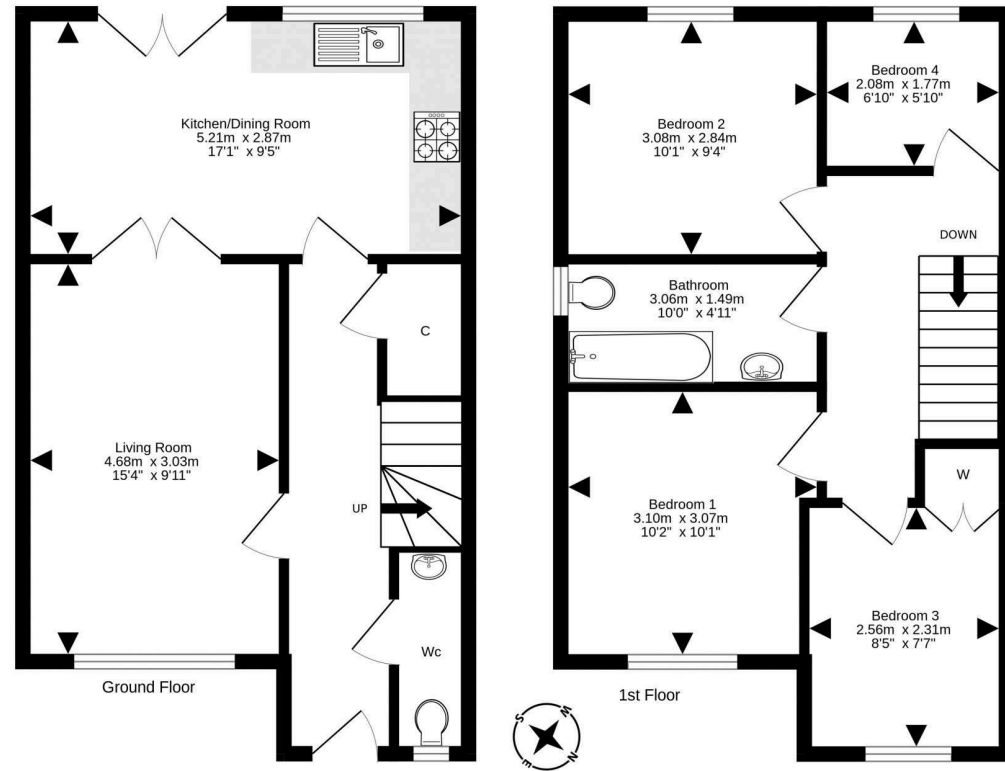
EPC Band B

* Please note the EPC Band Rating is based on an SAP assessment.



Little France is a suburb lying south of the city centre where the Royal Infirmary is based. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, also within easy reach. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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