



## 44 Craigour Drive, Edinburgh, Liberton, EH17 7NY, Edinburgh, EH17 7NY, Liberton, Edinburgh South

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Boyd Legal are delighted to present to the market this bright and spacious end terraced family home, which is ideally located close to excellent local amenities and good transport links. The property would now benefit from some general cosmetic upgrading, and offers a wonderful opportunity to become a lovely home. The accommodation comprises; entrance hallway, lounge, dining kitchen and shower room. A carpeted staircase leads to the upper landing to three good sized double bedrooms all with fitted storage. The property benefits from electric heating, double glazing and good storage facilities. Externally there are private gardens to the front and rear of the property and a driveway to the front provide ample off street parking and leads to the single garage. This property will appeal to a variety of buyers and viewing is therefore highly recommended.

Location

Craigour Drive is situated within the popular district of Little France which lies to the south of Edinburgh's City Centre. The property is well placed for easy access to the Royal Infirmary of Edinburgh hospital and the site for the new Royal Hospital for Children and Young People. Many local shops and services with a Morrison's supermarket only a short distance away. The Cameron Toll shopping centre together with Straiton & Fort Kinnaird retail parks are both a short drive away offering a more extensive range of shopping requirements. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include the Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope together with a number of golf courses. The area enjoys excellent local schooling at all levels.

### BASE INFORMATION:

Rooms	: 2
Bed	: 3