



102 Tweedsmuir Drive
Little France, Edinburgh
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Property Summary

Forming part of an attractive, modern development in the Little France area of the city, this end-terrace house enjoys a quiet off-road position, overlooking green space, and offers immaculately presented, modern interiors and neutral décor throughout. The house accommodates three bedrooms, a good-sized living room, a dining kitchen, and two bathrooms (plus a separate WC), and it is accompanied by front and rear gardens and an allocated parking space.

Tucked behind a leafy hedge, the home's front door opens into a welcoming hall, leading into the living room on your right. Here, tall east-facing glazing captures morning sun and features a door leading out onto a patio in the front garden, and a spacious footprint allows for a choice of lounge furniture layouts. The neutrally decorated room is fitted with a gleaming tiled floor, and a door affords access to an internal hall with built-in storage and a WC.

Features

- End-terrace house in Little France
- Immaculate, contemporary interiors
- Entrance hall
- Elegant east-facing living room
- Well-appointed dining kitchen
- Three bedrooms
- One en-suite shower room
- Separate three-piece bathroom
- Front garden with patio
- Good-sized, mostly walled rear garden
- Allocated parking space
- Gas central heating and double glazing





Well-appointed dining kitchen

The hall flows through to the kitchen, where a wide range of modern cabinets is supplemented by spacious worktops and integrated appliances comprising an oven, a gas hob with a splashback panel, and an extractor hood. Provision is also made for a freestanding fridge/freezer and an undercounter washing machine, and the kitchen provides space for a seated dining area, set next to French doors opening onto the rear garden.



On the first floor, a landing (with storage) leads to three bedrooms and a bathroom.



“The principal boasts a built-in wardrobe and a stylish en-suite shower room.”

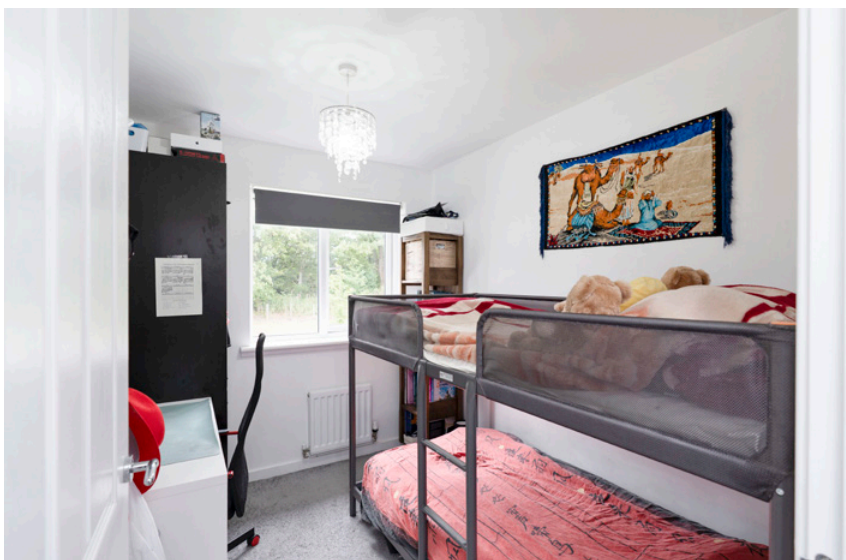




Three bedrooms

The bedrooms all continue the attractive presentation on the preceding accommodation with crisp-white décor and fitted carpets for optimum comfort underfoot, and the principal boasts a built-in wardrobe and a stylish en-suite shower room. Finally, the partially tiled bathroom comes complete with a bathtub, a pedestal basin, and a WC.

The home is kept warm by a gas central heating system and benefits from double-glazed windows.





One en-suite shower room,
a three-piece bathroom and a
seperate WC



Externally, in addition to the front garden, the home is complemented by a good-sized, mostly walled rear garden, featuring a well-maintained lawn, a patio for outdoor dining furniture, and lovely leafy shrubbery. An allocated parking space can be found to the rear of the property.



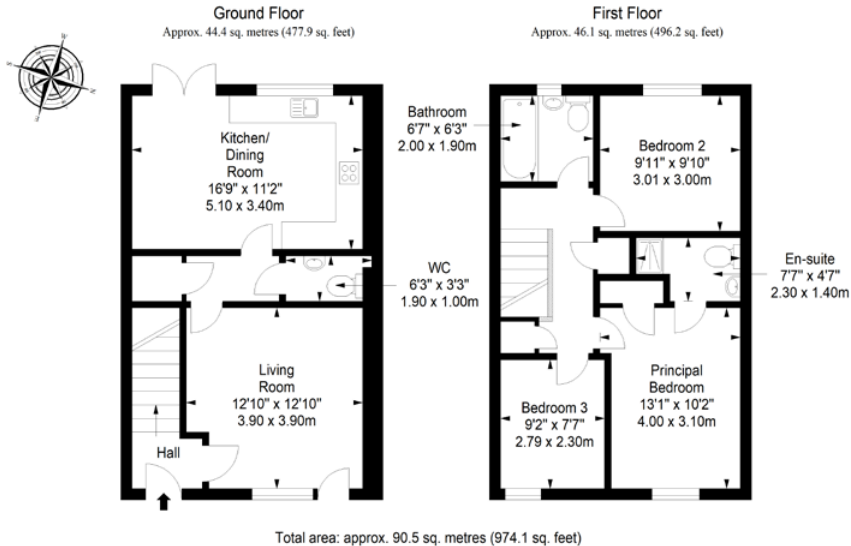


Little France, Edinburgh

Approximately four miles south of Edinburgh city centre, Little France is a leafy green suburb that is popular with a wide demographic, from professionals, to students, and families. It is home to the Edinburgh BioQuarter and the Royal Infirmary of Edinburgh, and is an ideal location for anyone employed at those venues. The area has a good selection of local amenities within strolling distance too, including convenience stores, restaurants and takeaways, a chemist, hairdressers, and a Post Office. Furthermore, it is just a short bus or car journey from Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, where you will find a fantastic range of popular high-street stores, eateries, and supermarkets catering to your every need. Little France Park is practically on the doorstep as well, providing 45-hectares of public parkland lined with enjoyable cycle routes and lots of walking opportunities. For those who prefer to exercise indoors, there are state-of-the-art gyms at Cameron Toll and Fort Kinnaird. For golfers, the exciting greens of Liberton Golf Course are within easy reach, and there are additional golf clubs (such as those at Duddingston and Prestonfield) that are just a short drive away. Furthermore, Little France is in the catchment area of well-regarded schooling at both primary and secondary level. It is also well-served by regular public transport links, which connect to Edinburgh city centre in approximately 30 minutes. Plus, the city bypass is easily reached from Little France for those looking to travel across the central belt and further afield.



Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £295,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Price & Viewings

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