



CLANCYS

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47 Craigour Crescent

Edinburgh, EH17 7PH



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C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to offer to the market this beautifully presented three-bedroom, semi-detached home boasting a private front and rear gardens and situated in Edinburgh's popular residential district of Gilmerton. The property is in good order throughout and the accommodation comprises a welcoming entrance hall with oak veneer flooring and a carpeted staircase leads to the upper landing, a light, well-proportioned living room, also with oak veneer flooring. A fitted kitchen/dining room and bathroom with white three-piece suite. A partially floored attic can be accessed from the upper landing, the landing gives access to three double bedrooms. The property further benefits from gas central heating, double glazing and a multi vehicle driveway to the front. This property will make a superb family home and viewing is therefore highly recommended.

Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

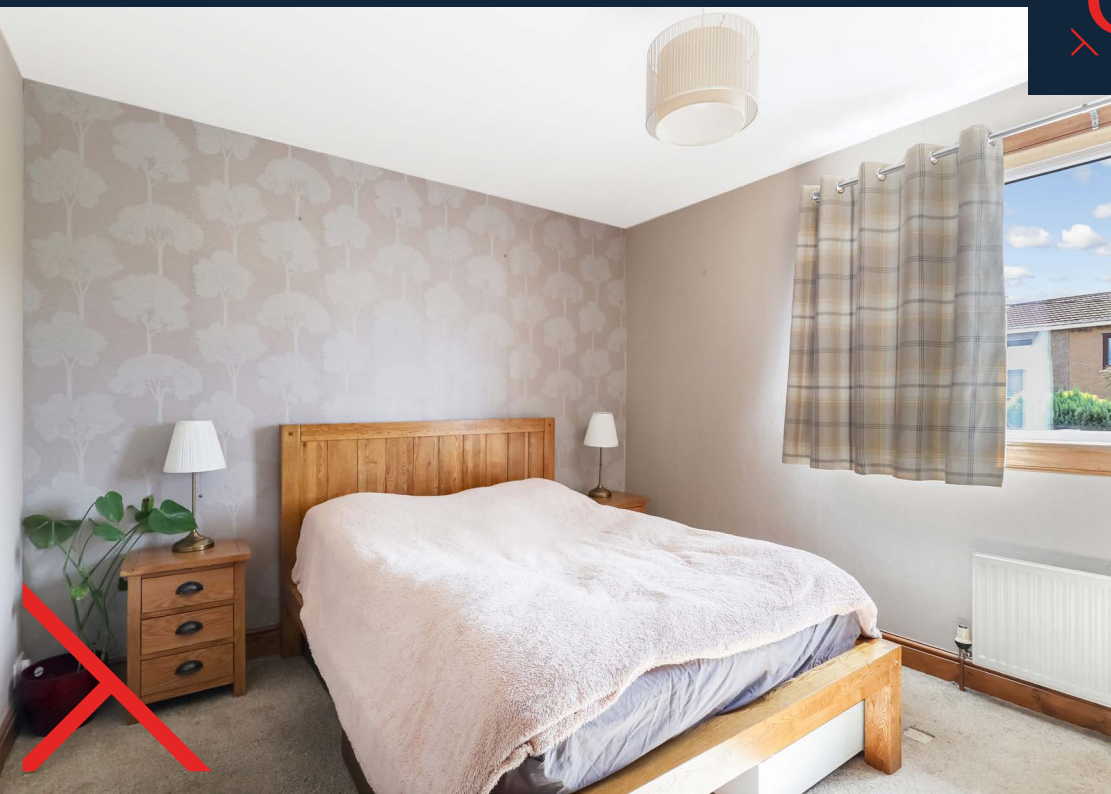
Extras

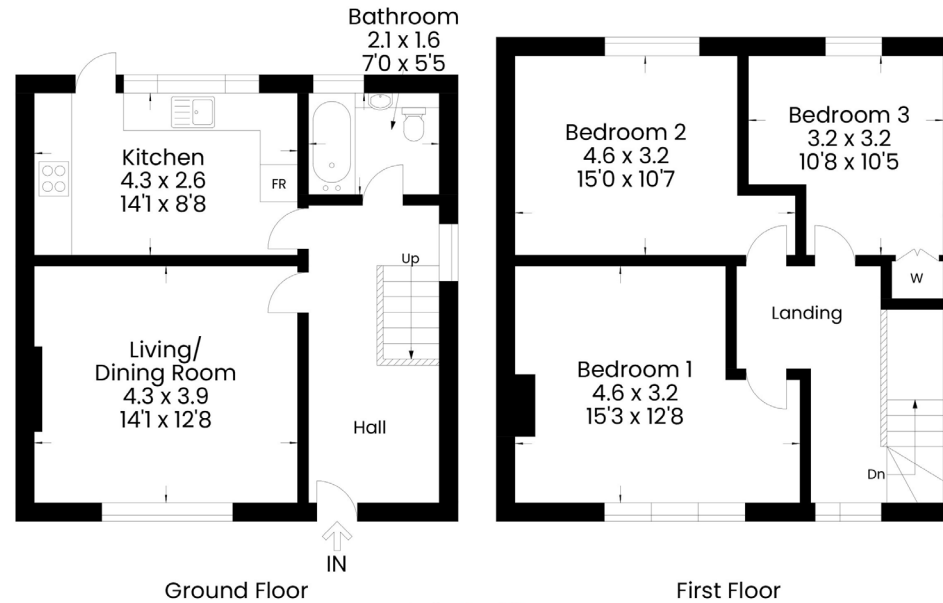
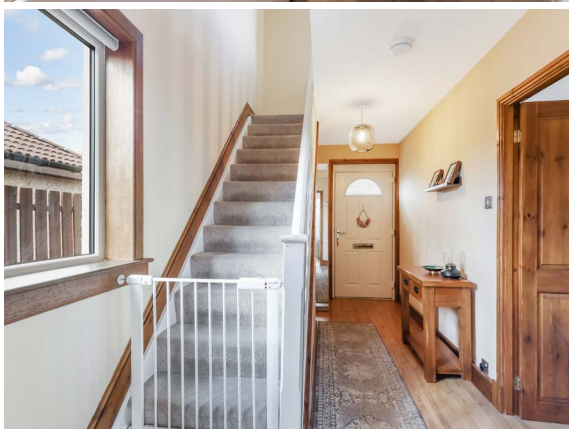
All fitted floor coverings and all white goods in the kitchen are included in the sale.

Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Multi vehicle driveway
- EPC rating - C
- Council Tax Band - A
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.