NEILSONS

Solicitors & Estate Agents

Offers Over

£265,000

387 Old Dalkeith Road

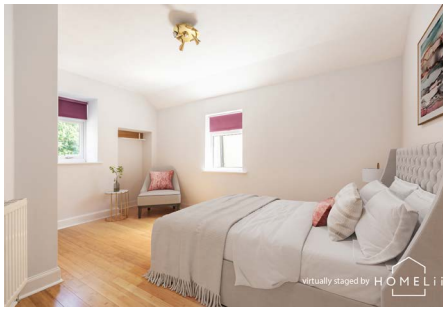
Little France | Edinburgh | EH16 4ST

A fantastic opportunity has arisen to purchase this rarely available extended terraced cottage with lovely private garden and off-street parking. Pleasantly situated within a prime location offering convenient access to excellent local amenities, schools, and transport links and internal viewing is highly recommended to be fully appreciated!

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Study
- Off-street parking
- Private garden
- EPC Band - D
- Council Tax Band - D

Description

In brief the accommodation comprises; accessed from the rear, welcoming entrance hallway, generously proportioned and bright reception/dining room, stylish fitted kitchen with a range of wall and mounted floor units and ample space for dining table/chairs, light and airy bedroom and modern bathroom with white three-piece suite and shower over bath. Finally, the upstairs comprises of a fantastic sized principal bedroom with a useful study/walk-in wardrobe located off. Further benefits include gas central heating and double glazing.



Gardens & Parking

A real feature of this property is the fantastic sized, beautifully maintained fully enclosed private garden to the rear. There is also off-street parking with space for multiple vehicles.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All fitted floor coverings will be included in the sale together with the integrated appliances within the kitchen.

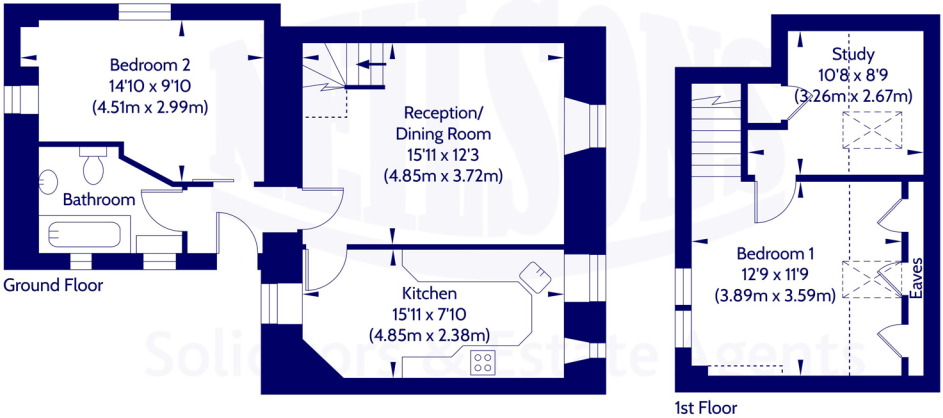
Viewing

By appointment through Neilsons 0131 625 2222.

Location

Little France is a well-connected suburb on the southern edge of Edinburgh, best known as the location of the city's Royal Infirmary. The area offers a wide selection of local amenities, with larger retail destinations such as Cameron Toll, Fort Kinnaird, and Straiton Retail Park – home to major outlets including Marks & Spencer and Sainsbury's – all within easy reach. Neighbouring Newington provides additional dining, leisure, and cultural attractions. Families are well catered for with schooling from nursery through to secondary level. For fitness and recreation, David Lloyd Shawfair is just a short drive away together with multiple leisure centre's. Regular bus services connect the area to the city centre and beyond, while the nearby city bypass ensures quick access to surrounding districts, Edinburgh Airport, and the wider motorway network.

Approx. Gross Internal Floor Area 75 Sq M / 807 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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