



**Airds & Co Limited**  
Co Registration SC350231

Federation House,  
222-224 Queensferry Road, Edinburgh, EH4 2BN  
Telephone: 0131 332 8411 Fax: 0131 332 8411



**19a Craigour Drive, Liberton, Edinburgh, EH17 7NY**

**Offers Over £144,000**



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## AREA

- Craighour Drive is situated off Moredunvale Road
- 4 miles south of the city centre with easy access to the City By-pass, the M8 and M9 motorways, Forth Road Bridge and Edinburgh's surrounding areas
- Excellent bus service to the City Centre - Bus Route Numbers 33, 49 and 86
- Situated within close proximity to the New Edinburgh Royal Infirmary
- Nearby schools include Craighour Park and Gilmerton Primary Schools, and, Liberton and Gracemount High Schools
- Leisure facilities include Liberton Golf Course, and, Gracemount Leisure Centre
- Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Retail Park are all a short drive away

## PROPERTY

- Spacious modern 3 bedroom end terraced house
- Hall, sitting room, breakfast kitchen, utility room, downstairs W.C, upper landing, master bedroom, en-suite shower room, 2 further bedrooms and bathroom with shower
- Gas Central Heating – Combination boiler
- Double glazed windows
- Burglar alarm system installed
- Excellent storage throughout
- Front paved double driveway with parking for 2 cars
- Fully enclosed south facing rear garden

## HALL

- Stairs, fitted with neutral carpets, leading to upstairs
- Burglar alarm system panel
- Telephone point
- Individually thermostatically controlled radiator
- Smoke alarm
- Laminate floor

## SITTING ROOM

- Spacious sitting room with double glazed window to the front
- Single French door and glazed wall panel
- Under stair storage cupboard – light, fuse box, electricity meter
- Telephone point
- Individually thermostatically controlled radiator
- Laminate floor

## BREAKFAST KITCHEN

- Double glazed window to the rear overlooking the garden
- Modern fully fitted kitchen with space to accommodate a small dining suite
- Creda stainless steel integrated electric oven and grill with stainless steel 4 burner gas hob
- Stainless steel chimney extractor hood with light
- Swift flow 125 electric glow worm combination boiler
- Freezer included
- Space to accommodate dishwasher. Dishwasher not included
- Stainless steel sink and drainer
- Splashback tiling
- Individually thermostatically controlled radiator
- Extractor fan
- Laminate floor

## UTILITY ROOM

- Fitted units with stainless steel sink and drainer
- Large storage shelved cupboard
- Plumbing for washing machine. Washing machine not included
- Splashback tiling
- Individually thermostatically controlled radiator
- Door leads to rear garden
- Extractor fan
- Laminate floor

## DOWNSTAIRS W.C

- Frosted double glazed window to front
- White W.C and wash hand basin
- Splashback tiling and fitted mirror
- Individually thermostatically controlled radiator
- Laminate floor

## UPPER LANDING

- Access to partially floored loft – excellent for storage
- Shelved storage cupboard
- Individually thermostatically controlled radiator
- Smoke alarm
- Neutral fitted carpet



## MASTER BEDROOM

- Double glazed window to the front
- Double fitted wardrobe with shelving, hanging space and sliding doors
- Telephone point
- Individually thermostatically controlled radiator
- Neutral fitted carpet

## EN-SUITE SHOWER ROOM

- White W.C and wash hand basin
- Shower cubicle with glazed door
- Mirror Excel shower
- Stylish fitted mirror, lights and shelving
- Fitted bathroom cabinet with frosted door
- Extractor fan
- Vinyl floor

## BEDROOM 2

- Double glazed window to rear
- Fitted wardrobe with shelving and hanging space
- Individually thermostatically controlled radiator
- Neutral fitted carpet

## BEDROOM 3/STUDY

- Double glazed window to front
- Single bedroom, currently used as a study
- Individually thermostatically controlled radiator
- Laminate floor

## BATHROOM

- Frosted double glazed window to rear
- White 3 piece bathroom suite – W.C, wash hand basin and bath
- Mira sport shower over bath
- Glass shower screen
- Bathroom cabinet
- Shaver point
- Splashback tiling
- Individually thermostatically controlled radiator
- Extractor fan
- Vinyl floor

## OUTSIDE

- Front paved double driveway with parking for 2 cars
- Rear Garden – fully enclosed south facing garden with lawn, flowerbed border, and, patio area. Garden tidy store included.

## ADDITIONAL INFORMATION

All fitted carpets and flooring, integrated oven and hob, freezer, curtains, curtain poles and fixed tie backs, blinds, and, the garden tidy store are all included. All light fittings also included, except the upper landing and master bedroom light fittings. The dishwasher and washing machine are also not included.

## ROOM DIMENSIONS (in feet and inches)

Hall	8'9 x 6'3
Sitting Room	17'10 x 13'3
Breakfast Kitchen	10'4 x 10'1
Utility Room	8'1 x 5'3
Downstairs WC	5'5 x 2'6
Master Bedroom	12'4 x 9'7
En-suite Shower room	5'5 wide x 4'5
Bedroom 2	11'3 x 9'7
Bedroom 3	8'1 x 7'2
Bathroom	7' x 7'

## VIEWINGS

By appointment only, please telephone the selling agents 0131 332 8411.







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**Note:** Prospective purchasers are advised to note their interest through their Solicitor as soon as possible in order that they may be informed of a closing date. In event of a closing date being set, the seller is not bound to accept the highest, or any, offer. These particulars do not form part of an offer or contract; whilst they are believed to be correct, they are not warranted, and prospective purchasers must satisfy themselves as regards their accuracy. In particular, measurements are approximate, and must not be relied upon.

