

26 Craigour Grove

EDINBURGH, EH17 7PG



SPACIOUS THREE BEDROOM GROUND
FLOOR MAIN DOOR LOWER FLAT



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McEwan Fraser Legal is delighted to present this spacious three-bedroom ground-floor main door flat in Edinburgh's Craigour area which would benefit from modernisation.

Inside, the property comprises of a spacious living area which is flooded with natural light and has fantastic views of Edinburgh's northern skyline. There is a fully equipped kitchen which leads onto the private rear garden. The flat boasts three generous double bedrooms of which range in size but all of which will accommodate a double bed. There is one main shower room fitted with a three-piece suite.

In addition to this, the property includes gas central heating, double glazed windows; however, modernisation is anticipated for a new owner, and the property is Non-Traditional Blackburn permanent construction, which some mortgage lenders do not accept.

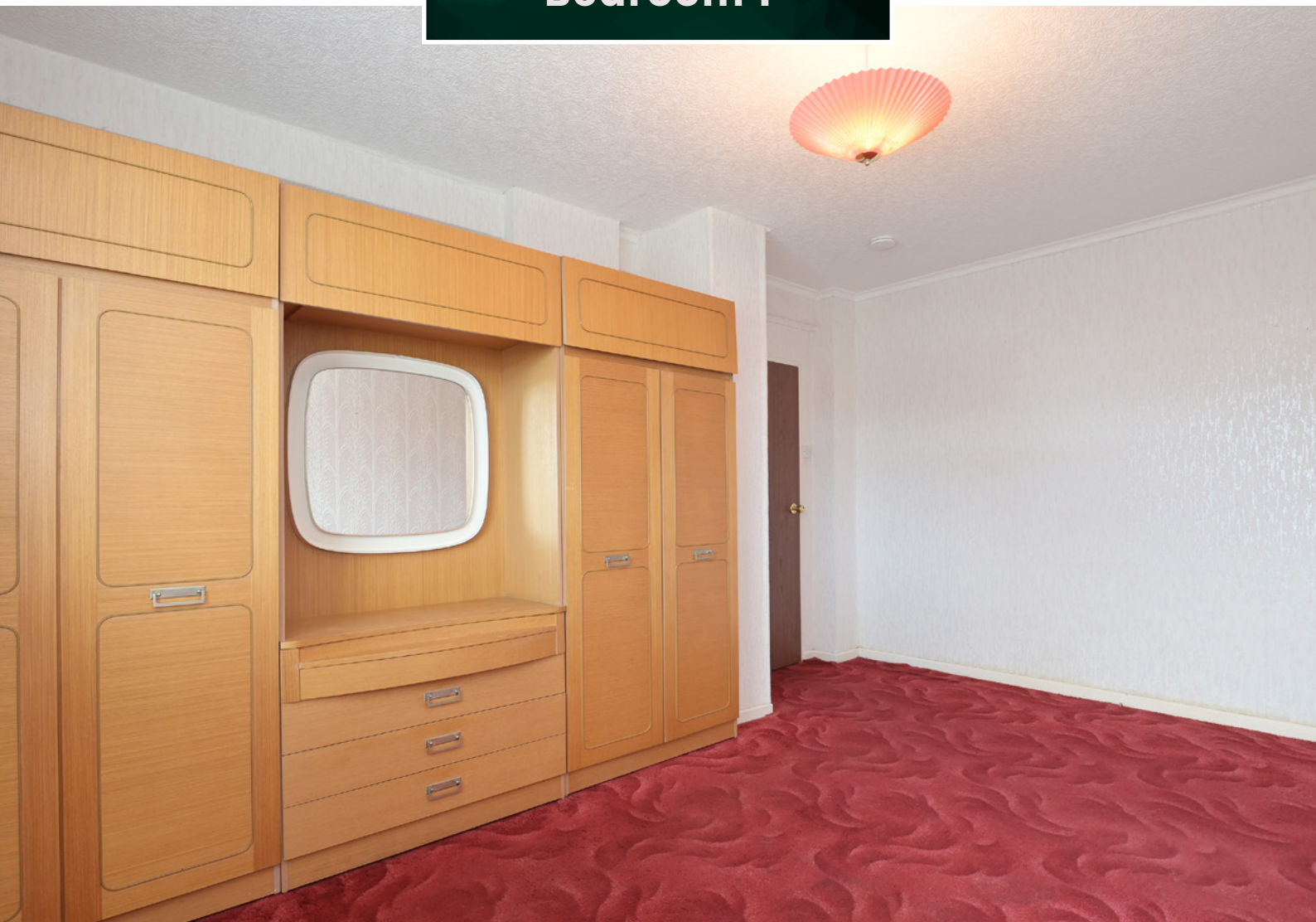






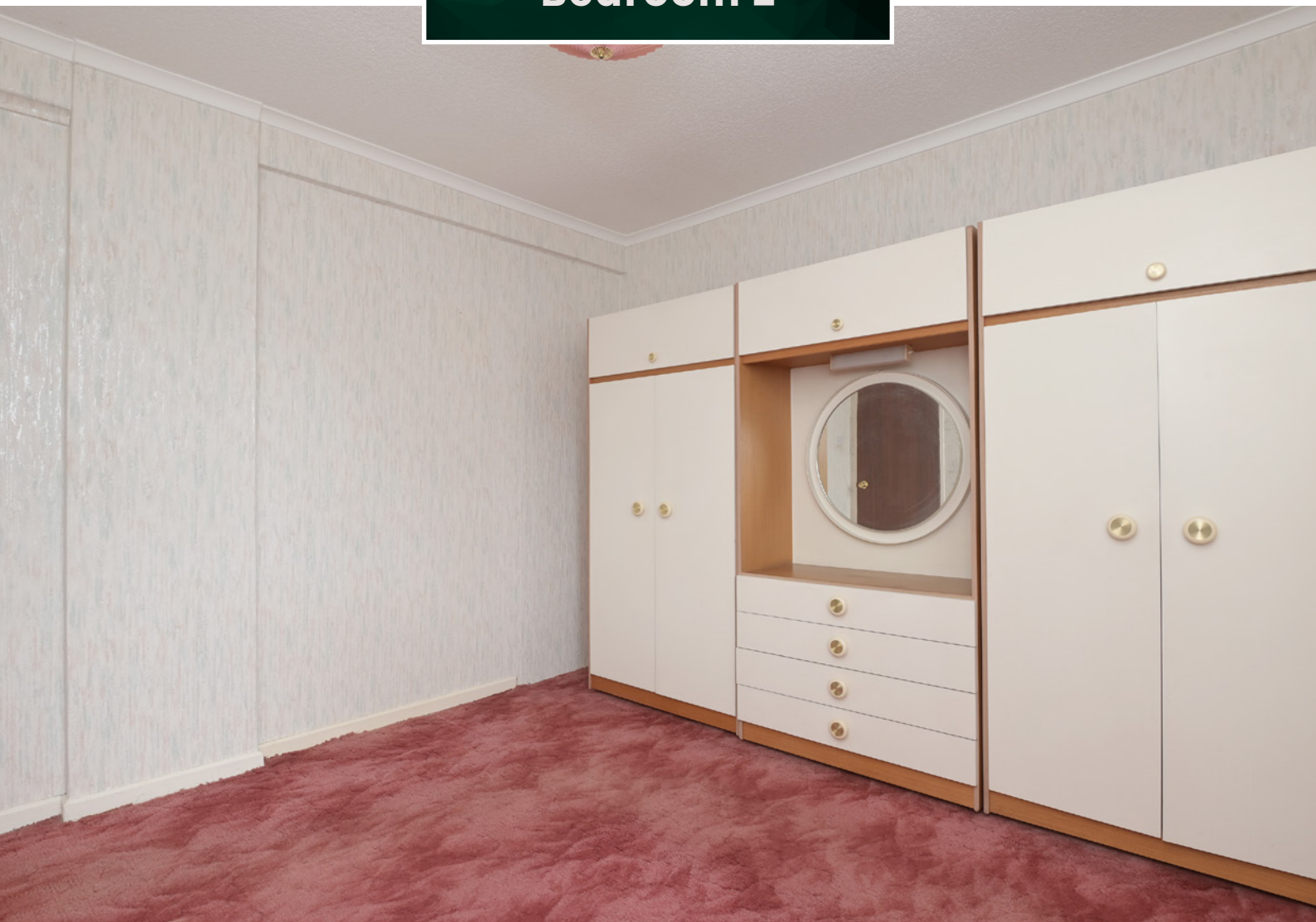


Bedroom 1





Bedroom 2

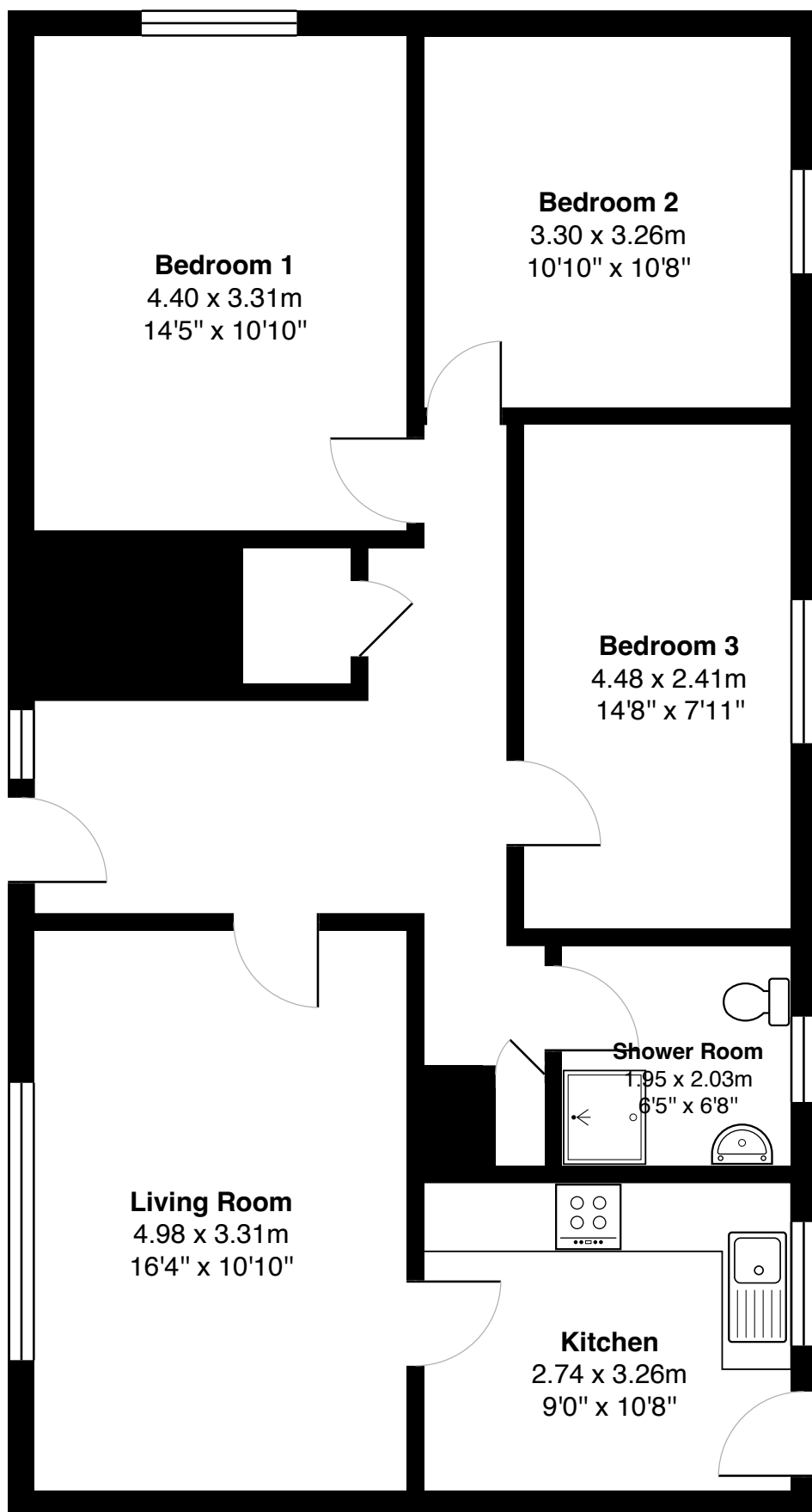




Bedroom 3







Gross internal floor area (m²): 84m²

EPC Rating: C





Craigour is a well-connected residential area situated to the southeast of Edinburgh city centre. Known for its convenience and accessibility, the area is particularly attractive to professionals, hospital staff, and families alike. One of Craigour's most notable benefits is its close proximity to the Royal Infirmary of Edinburgh, which is just a short walk away—ideal for those working in healthcare or related fields. The area also offers excellent access to Edinburgh's BioQuarter and the University of Edinburgh's medical campus, making it a strategic location for professionals and students. Craigour benefits from strong public transport links, with regular bus services providing swift connections to the city centre, which is just over 4 miles away. The nearby City Bypass (A720) also offers easy access to other parts of Edinburgh and surrounding areas, including Edinburgh Airport and the central belt.

Local amenities are plentiful, with Cameron Toll Shopping Centre, Fort Kinnaird Retail Park, and Liberton all within easy reach, offering supermarkets, restaurants, cafes, and retail stores. For outdoor recreation, Craigmillar Castle Park, Liberton Golf Club, and Inch Park provide great options for walking, sports, and relaxation.

The Location

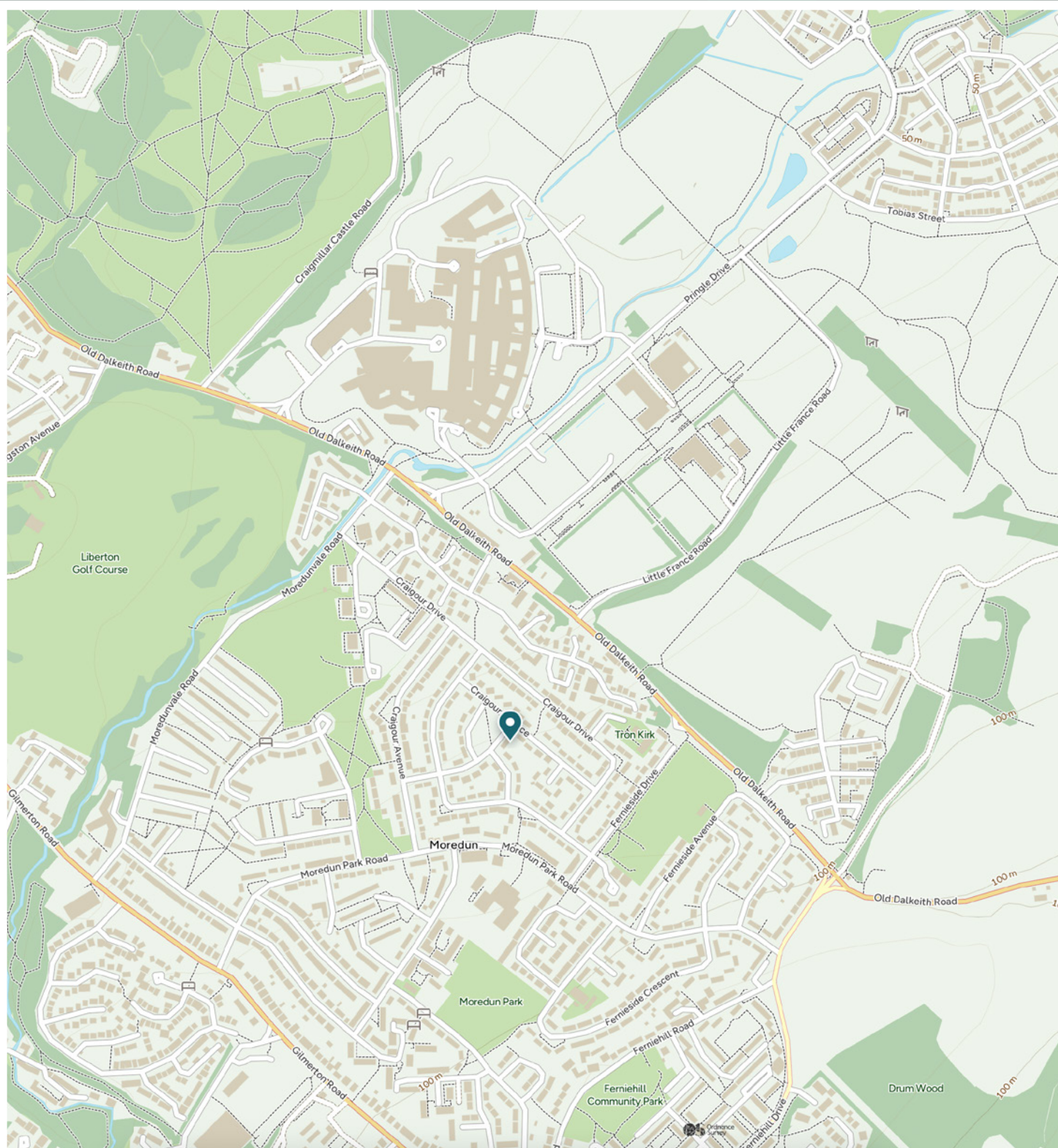


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Exchange
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THE SUNDAY TIMES
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Text and description
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