

99 Tweedsmuir Drive

LITTLE FRANCE, EDINBURGH, EH16 4XU



*SPACIOUS FOUR BEDROOM
DETACHED FAMILY HOME*



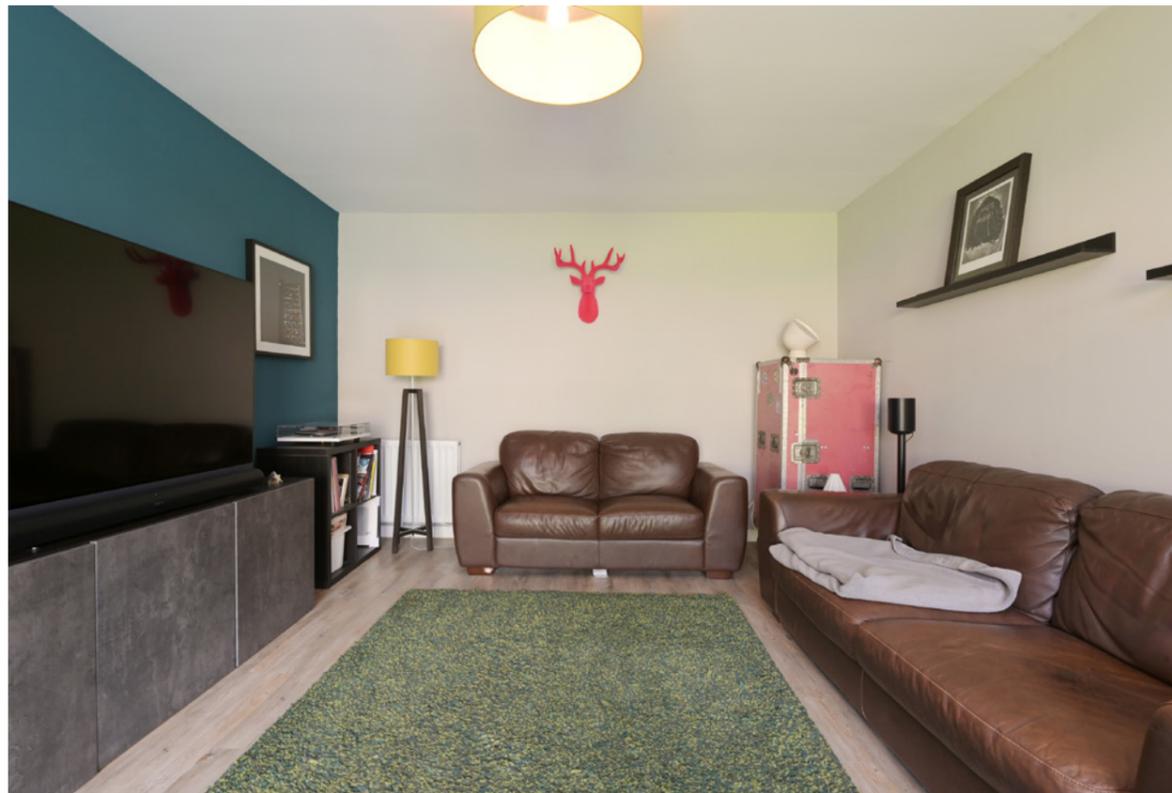
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McEwan Fraser Legal is delighted to present this spacious four-bedroom detached family home to the market in excellent condition in this sought-after development in the Little France area of Edinburgh.

Inside, the property comprises of a spacious living area with various possibilities for furniture configurations, fitted with a log burning stove, making this a beautiful space to unwind.





The fully equipped dining/ kitchen is fitted with a gas hob, fan oven and dishwasher whilst providing access to the private rear garden and a fully equipped utility room which is where the gas boiler is and the free-standing washing machine and tumble dryer.

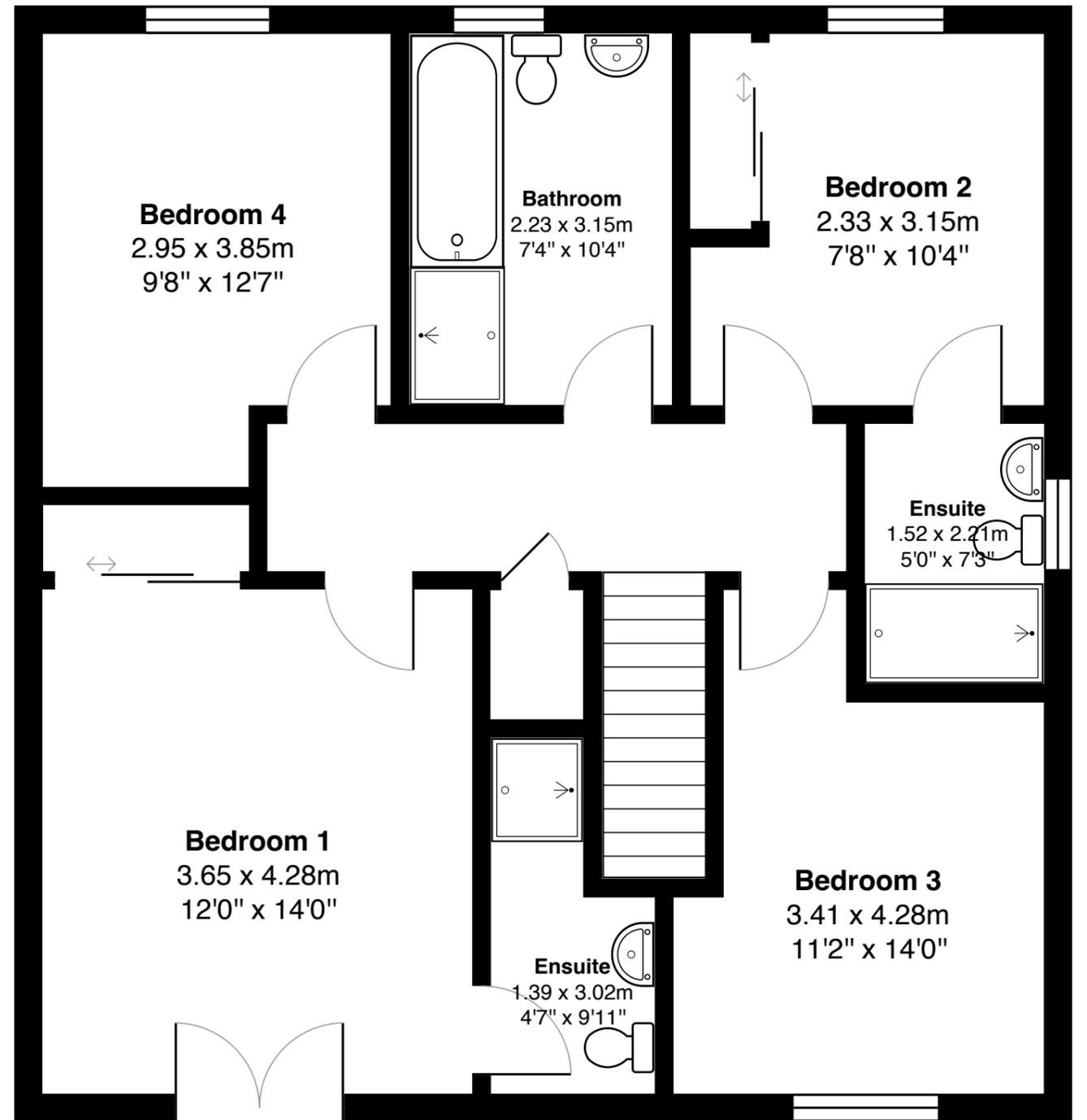
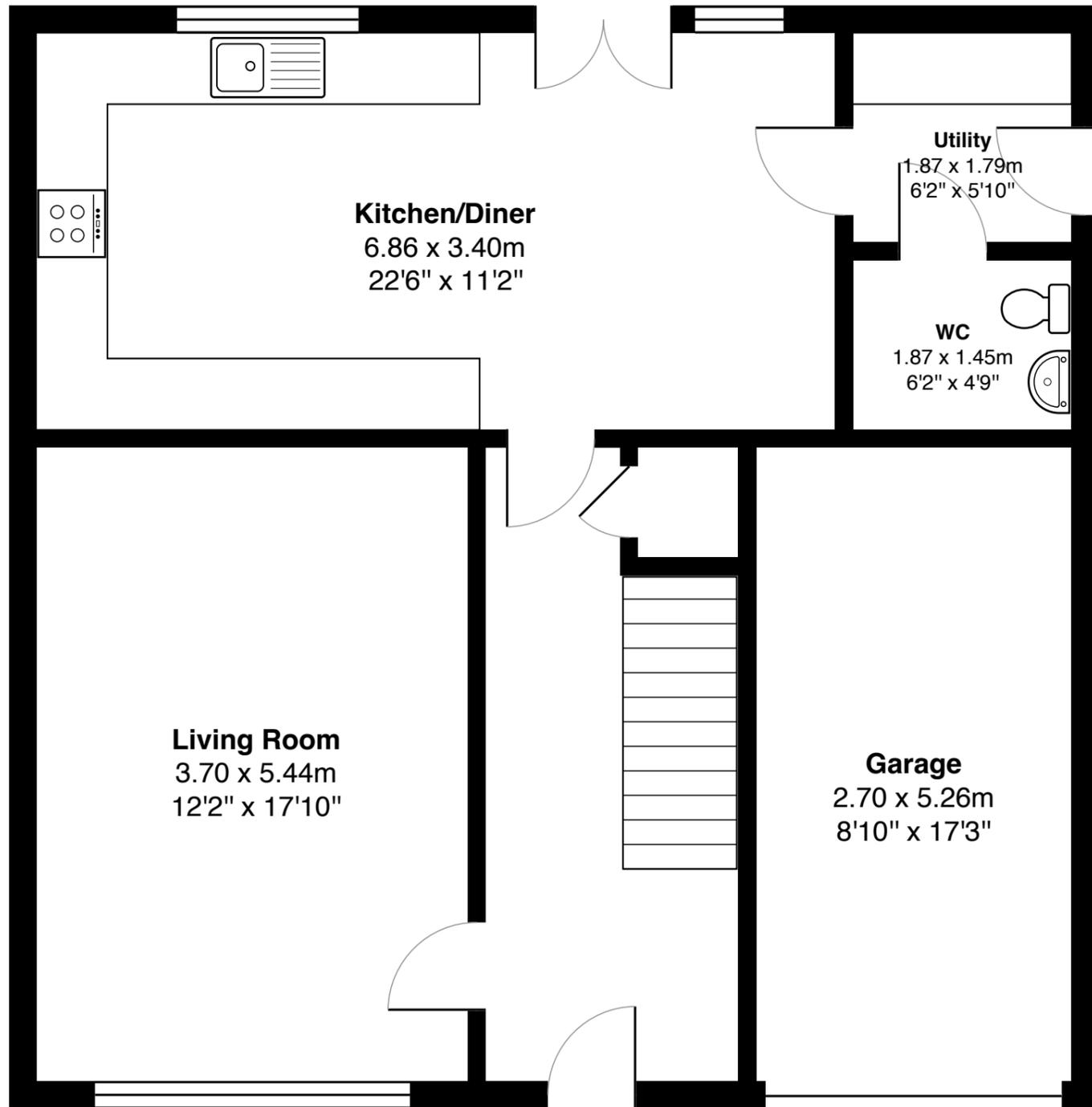


The property has four bedrooms which range in size from the master bedroom and bedroom two being en-suite to bedroom three and bedroom four, all of the bedrooms are generously proportioned and will accommodate double beds.

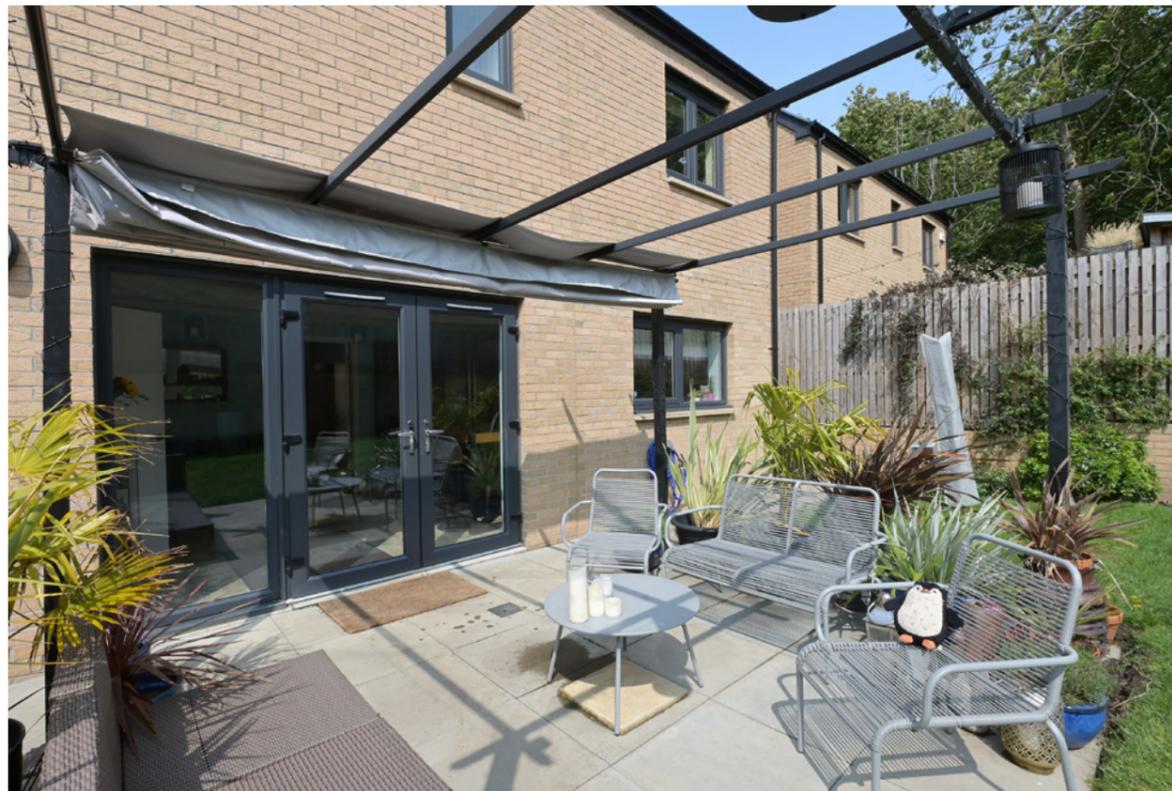




There is one main family bathroom on the first floor, two en suite shower rooms and a WC on the ground floor offering a range of facilities.



Gross internal floor area (m²): 145m²
EPC Rating: B



In addition to this, the property includes private front and south-facing rear gardens, a garage, double driveway as well as free on-street parking. The home is heated with a gas boiler and finished with modern double-glazed windows, making for a cosy, yet cost-effective family home, year-round.



Little France is a well-regarded and strategically positioned district in the southeast of Edinburgh, offering an ideal blend of accessibility, modern development, and proximity to key institutions. The area has grown in prominence thanks to its close ties to the Royal Infirmary of Edinburgh, one of Scotland's leading hospitals, and the surrounding Edinburgh BioQuarter, a major hub for medical research and life sciences.

Just over 4 miles from Edinburgh's city centre, Little France benefits from excellent public transport links, including regular Lothian bus services and easy access to the City Bypass (A720), making travel in and around the capital straightforward and efficient.

Nearby there is a woodland walk through to Little France nature reserve. The area is popular with professionals, students, and families alike, due to its proximity not only to the Royal Infirmary but also to Queen Margaret University and the University of Edinburgh's medical campus. For everyday essentials and leisure, Cameron Toll Shopping Centre, Fort Kinnaird Retail Park, and Straiton Retail Park are all within a short drive, offering a wide range of shops, cafes, supermarkets, and restaurants.

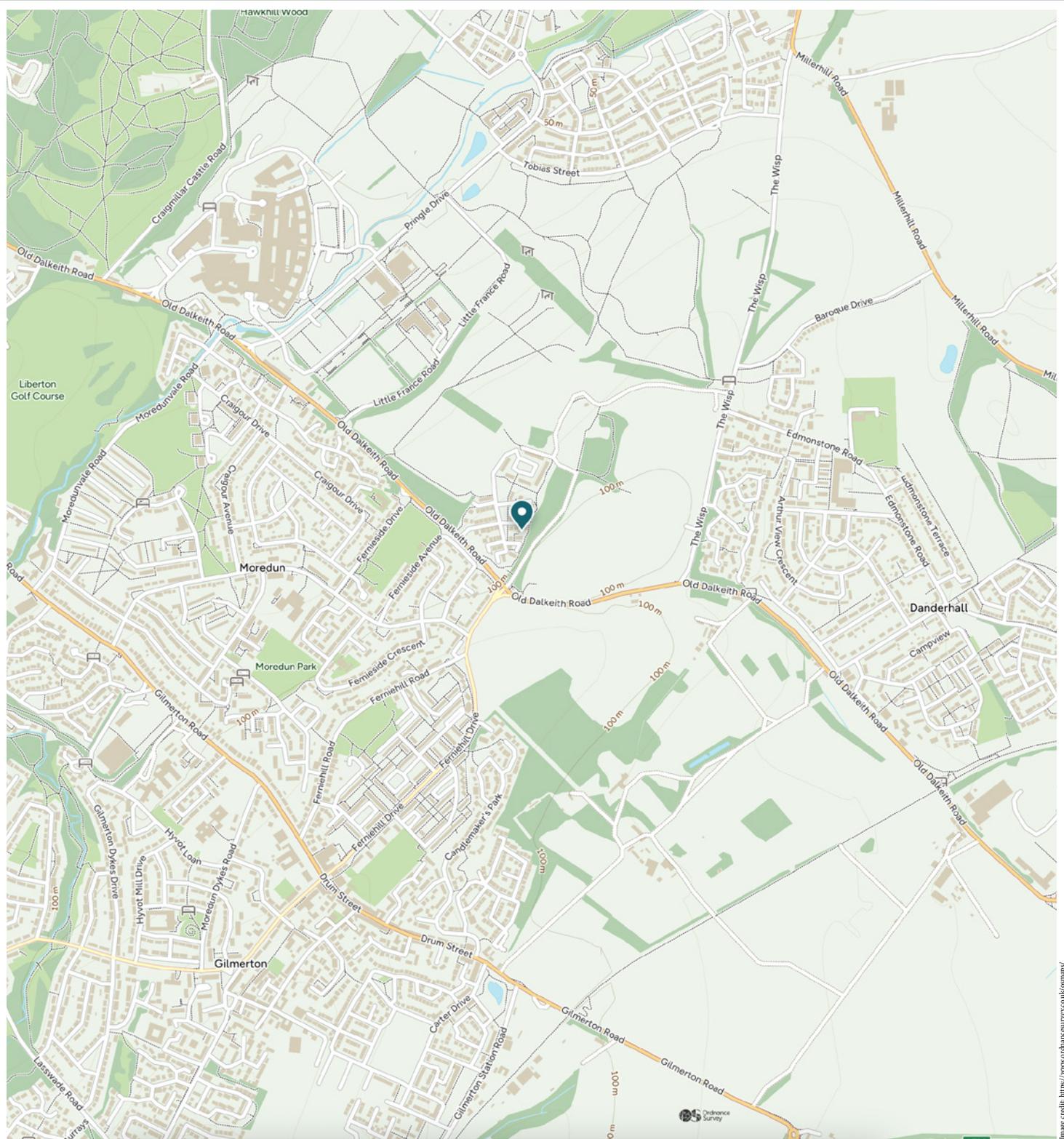


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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