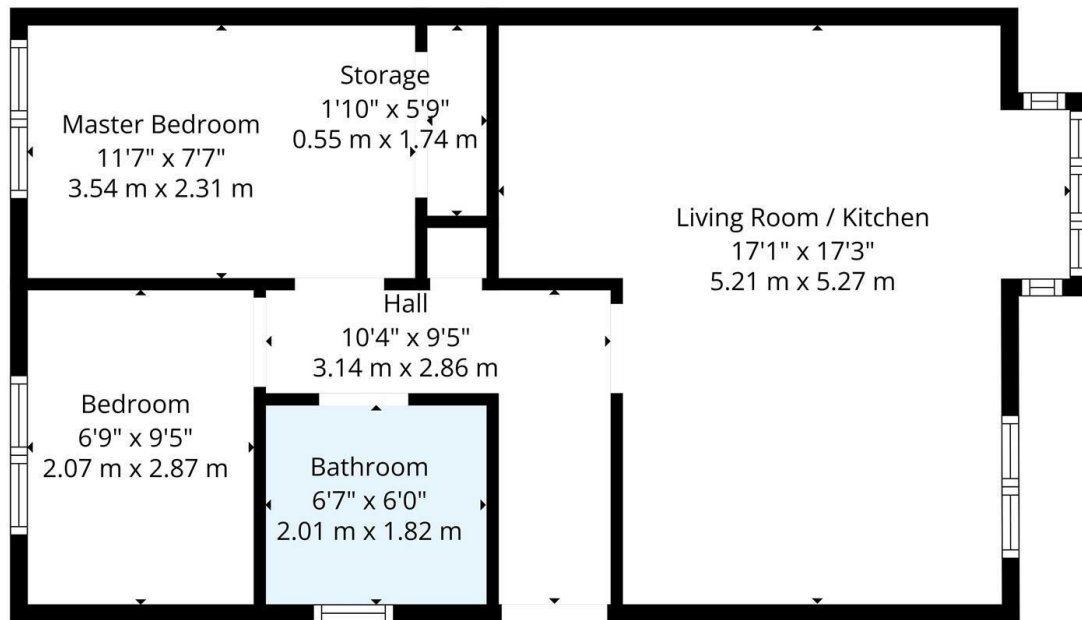




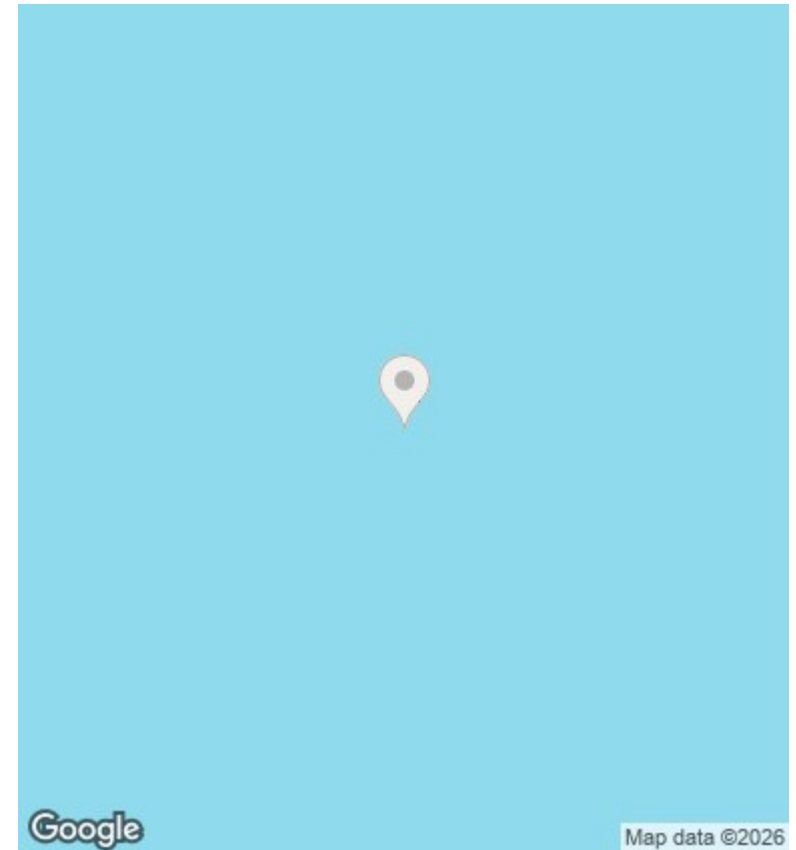
199 Upper Craigour, Edinburgh, EH17 7SQ

Offers Over £220,000

- Two bedroom modern semi detached Bungalow
- Excellent plot with low maintenance gardens
- Fully refurbished internally, walk in condition
- Open plan Kitchen living room with breakfast bar
- Stunning modern kitchen and shower room
- Stylishly presented throughout



TOTAL: 501 sq. ft, 47 m2
 1st floor: 501 sq. ft, 47 m2
 EXCLUDED AREAS: UNDEFINED: 3 sq. ft, 0 m2, STORAGE: 10 sq. ft, 1 m2, WALLS: 49 sq. ft, 4 m2
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | EU Directive 2002/91/EC | | |