



## East Craigs, Edinburgh

5 BUGHTLIN LOAN, EDINBURGH EH12 8UZ

Attractive terraced villa in an established residential area with private rear garden and within easy reach of excellent amenities and good road and public transport links.

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## Property Content

- Hall
- Dining/Family Room
- Lounge
- Kitchen
- Double Bedroom
- Shower Room
- Upper Landing
- Two Further Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Garden

## Description

This attractive property is entered into a small hallway with a large storage cupboard and an astragalled door leads through to a bright, generously proportioned dining/family room, with patio doors to the rear garden. Off this room to the right is a lounge, with a window to the rear, and to the left is the kitchen, also with a window to the rear and a good range of base and wall units with the hob, oven and extractor hood are included in the sale together with the washing machine. There is also a double bedroom on the ground floor, this time with a window to the front and a modern wet room style shower room with extensive low maintenance wall panelling. A staircase from the dining/family room leads to the upstairs where a window at the turn of the stair provides ample natural daylight and there is a useful storage cupboard on the landing which leads to two good sized double bedrooms, one of which has a built-in wardrobe. To complete the accommodation is a family bathroom with a three-piece white suite and a shower over the bath with folding shower screen. The property has double glazing and a gas central heating system and there is a private garden to the rear which has been landscaped with paving and stone chippings for ease of maintenance and unrestricted on street parking is available. Early viewing is highly recommended to appreciate the accommodation on offer.

## Location

Bughtlin is an established residential area on the outskirts of Corstorphine, to the west of the city centre. The area has access to good local shopping facilities with both small shops and a variety of supermarkets, all easily accessible. The Gyle Shopping Centre and Hermiston Gait Retail Park are also just a short drive away. Schooling is well represented at all levels. Recreational facilities are also plentiful with sports, health and fitness clubs, numerous golf courses, Corstorphine Hill and Cramond foreshore all close by. There are frequent bus and tram services to the City Centre and beyond and the City Bypass, M8/M9 and A90, Queensferry Crossing to Fife are all readily accessible as is Edinburgh International Airport and Edinburgh Park Railway Station.

## Extra

All floor coverings, blinds, light fittings, hob, oven and extractor hood and washing machine are all included in the sale.

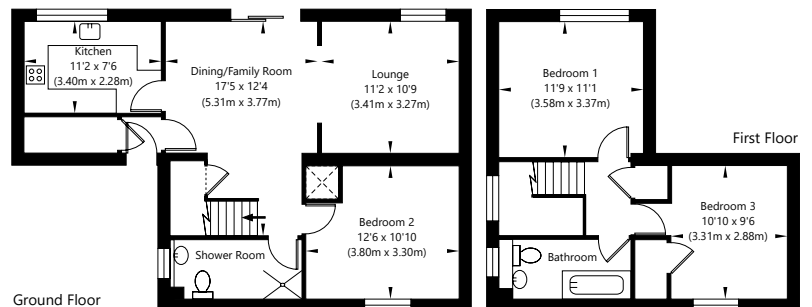
## Council Tax

Band E

## Viewing

By appointment through selling Agents - Tel: 0131 467 7550

Approx. Internal Area 95.4 Sq M / 1027 Sq Ft.  
Not to scale. For identification only.  
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.