



29 Bughtlin Park,
East Craigs EH12 8UR



A charming mid terraced villa with south facing garden minutes from all the area has to offer

 2 Bed  1 Bath  1 Reception

Forming part of an established modern development just a short walk from the local shopping centre and East Craigs Primary School, this two bedroom mid terraced villa comes complete with a south facing patio garden. On the ground floor there is a welcoming sitting room leading through to a large kitchen/dining room with integrated appliances (not warranted). Upstairs, there are two comfortable bedrooms (one with fitted wardrobes) and a tiled bathroom with shower over the bath. Additional benefits include gas central heating, double glazing and unrestricted parking facilities. The property also has the benefit of a separate lock-up garage.

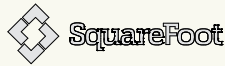
Maintenance of the communal areas is organised by the Residents' Association to whom an annual payment of £80 is payable.

Features

- Hall
- Spacious sitting room with plenty of space to entertain
- Large kitchen/dining room with access to the rear garden
- Two generous double bedrooms
- Stylish bathroom with shower
- Gas central heating
- Double glazing
- EPC Rating C

Fixed Price £235,000

**Bughtlin Park,
Edinburgh,
Midlothian, EH12 8UR**



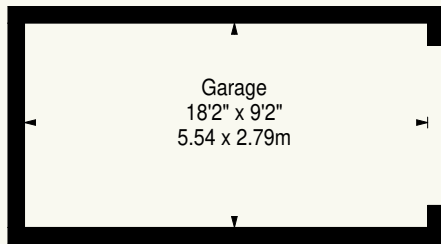
Approx. Gross Internal Area
704 Sq Ft - 65.40 Sq M

Garage

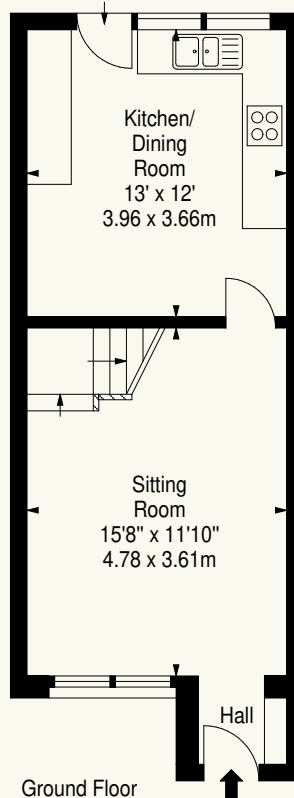
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M

For identification only. Not to scale.

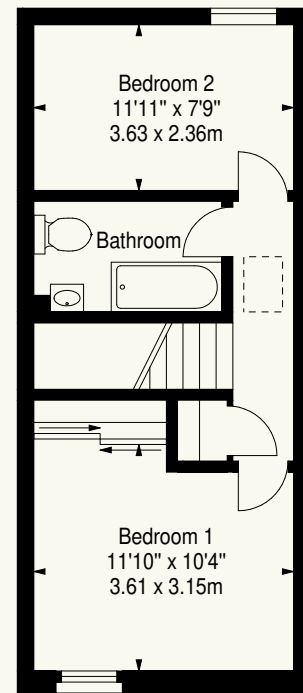
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor



East Craigs is a desirable residential area of the capital lying on the northwestern outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. The Gyle Shopping Centre and Hermiston Gait are also within proximity, where you will find Marks & Spencer, Morrisons, Tesco and B&Q. Small specialty shops and a variety of high street stores are all

represented. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are in abundance. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.