



Solicitors & Estate Agents



Offers Over

£270,000

22 Bughtlin Gardens

East Craigs | Edinburgh | EH12 8XB

Immaculately presented throughout, this end terrace villa is quietly situated in a cul-de-sac within the popular residential area of East Craigs, close to a range of local amenities, transport links and nearby green spaces. Offering well maintained accommodation and a private rear garden, the property is an appealing choice for a range of buyers seeking a comfortable home in a convenient location.

-  1 public room
-  3 bedrooms
-  1 bathroom plus WC
-  Rear garden
-  On street parking
-  EPC rating – D
-  Council tax band – D



Description

To the rear of the property, the bright and airy lounge features doors opening directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. The stylish kitchen is fitted with a range of wall and base units, co-ordinated worktops, integrated appliances, an instant hot water tap and a breakfast bar. Bedroom three is currently set up as a dining room providing a dedicated space for meals, and an inner hallway with useful storage and a WC completes the accommodation on this level.

Upstairs, the naturally lit landing has further storage and leads to two double bedrooms, both fitted with window shutters, with one also benefiting from a built in wardrobe. The contemporary bathroom has a crisp white suite, heated towel rail and electric shower over the cast iron bath. Further features include gas central heating, electric underfloor heating in the kitchen, double glazing and an alarm system.



Extras

Included in the sale will be the induction hob and electric oven, integrated fridge/freezer, washing machine and dishwasher, all window coverings and the garden shed.

Gardens and Parking

To the rear is a delightful, fully enclosed private garden, laid with astro turf for ease of maintenance and providing a lovely space to relax, dine and enjoy the warmer months. Unrestricted on street parking is available for residents and visitors.

Factoring

The common grounds around the development are maintained by Curb Factoring at a cost of approximately £25 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





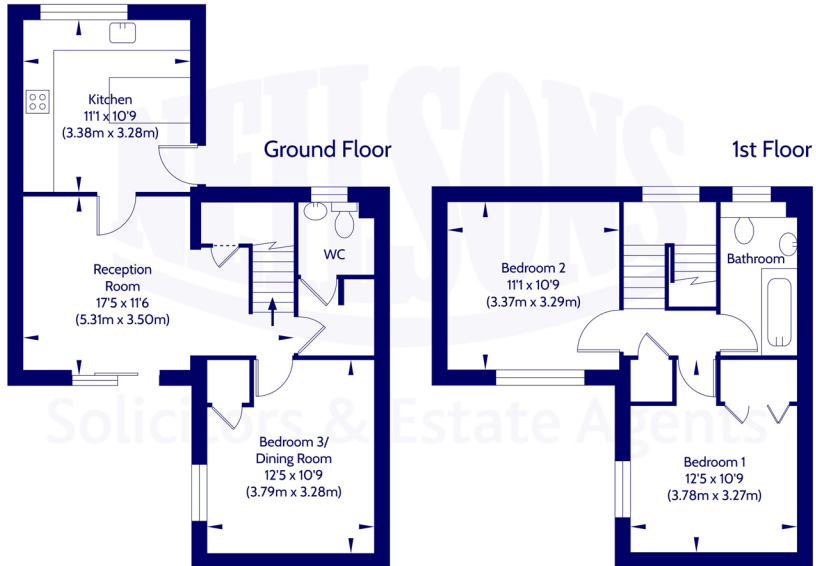
Location

East Craigs lies to the north west of Edinburgh's city centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.





Approx. Gross Internal Floor Area 80.67 Sq M / 868 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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