



Solicitors & Estate Agents



Offers Over

£275,000

8 North Bughtlinrig

East Craigs | Edinburgh | EH12 8XY

A fantastic opportunity has arisen to purchase this impressive, rarely available end terrace villa with private gardens and garage situated on a quiet and leafy cul-de-sac, in the much sought after residential area of East Craigs. The property is presented to the market in move in condition and would appeal to professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Garage and on street parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation briefly comprises a welcoming entrance hallway with a convenient downstairs WC, leading into a bright and airy dual-aspect reception/dining room. The stylish modern fitted kitchen is well equipped with appliances and features a door providing direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom with mirrored fitted wardrobes, a good-sized second double bedroom and a well-presented single bedroom. Completing the accommodation is a contemporary family bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, double glazing and partially floored attic with Ramsay style ladder providing excellent storage facilities.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the gas hob, oven, fridge, freezer and washing machine.

Gardens, Garage & Parking

A particular feature of this property is the superb, beautifully maintained rear garden. Thoughtfully landscaped and designed for ease of maintenance, the garden features areas of lawn and patio, providing an ideal setting for children to play, as well as for outdoor dining and relaxing during the warmer months. To the front, the property benefits from well-maintained garden grounds, adding to its attractive kerb appeal. Further benefits include a separate garage with an up-and-over door, together with on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





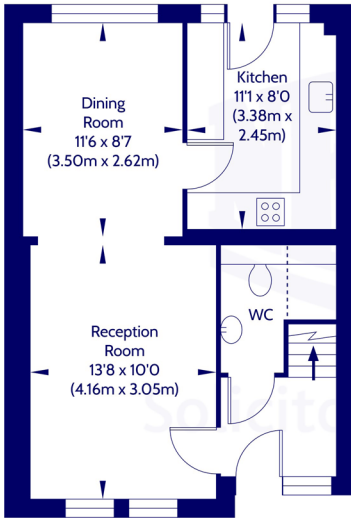
Location

East Craigs lies to the North 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 easy access to the Queensferry Crossing, Forth Road Bridge 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.

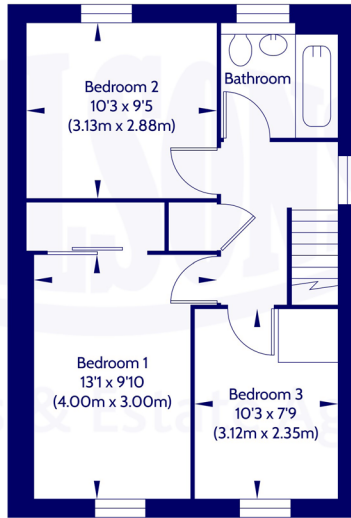




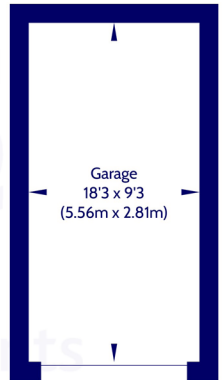
Approx. Gross Internal Floor Area 78 Sq M / 841 Sq Ft.



Ground Floor



1st Floor



Ground Floor

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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