



Solicitors & Estate Agents



Offers Over

£265,000

21 North Bughtlinfield

East Craigs | Edinburgh | EH12 8XZ

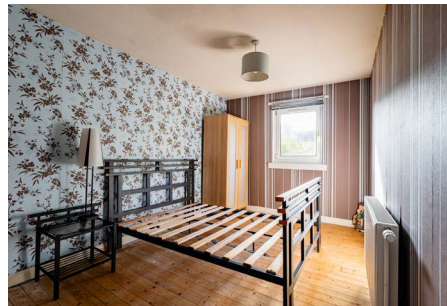
This spacious and well presented end terraced villa with private gardens and garage forms part of an established residential area close to local amenities and commuting links. The property would undoubtedly appeal to first time buyers, professionals and families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The attractive accommodation comprises a welcoming entrance hallway with a useful storage cupboard, a bright and airy dual-aspect lounge/dining room featuring an electric fireplace, and a well-proportioned fitted kitchen with direct access to the rear garden. There are two generously sized double bedrooms, both benefiting from fitted cupboards, a further single bedroom, and a contemporary shower room. Further benefits include gas central heating, double glazing and access to loft space. There is excellent potential to extend the property into the attic and to the rear and side, subject to the necessary planning permissions and consents.



Extras

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

Gardens, Garage & Parking

The well maintained private garden to the rear and side are fully enclosed with patio and lawn area, making it the perfect place to enjoy outside dining/relaxing. There is also a lock-up garage providing off-street parking. Ample on-street parking can be found in the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





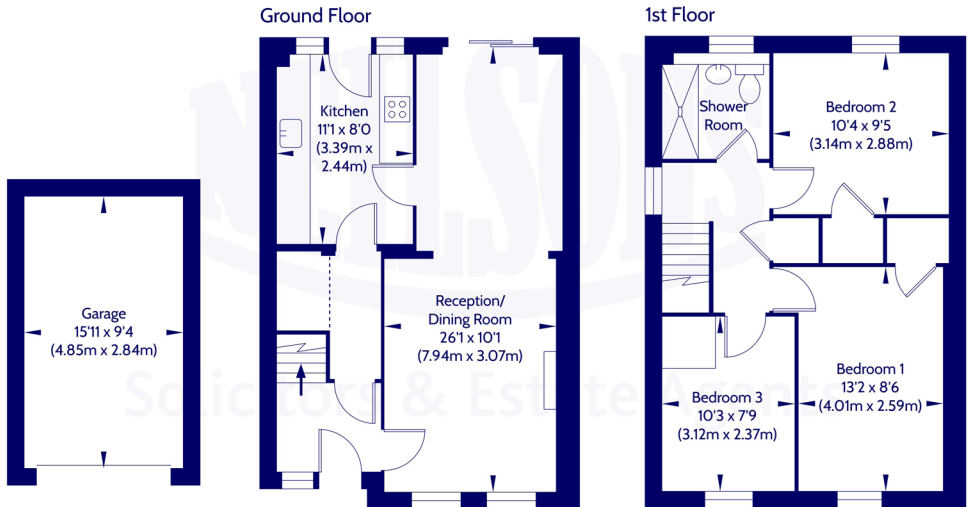
Location

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. Schools, both primary and secondary, are within comfortable walking distance and a regular public transport service operates 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 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 79 Sq M / 846 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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