



Solicitors & Estate Agents



Offers Over

£230,000

32 North Bughtlinfield

East Craigs | Edinburgh | EH12 8XZ

A superb opportunity has arisen to acquire this generously proportioned two bedroom semi-detached villa, quietly positioned within an established residential development in the highly sought after East Craigs area of Edinburgh. Conveniently located close to excellent local amenities, reputable schooling and transport links, the property benefits from private gardens, a conservatory and a separate garage with driveway parking. It will undoubtedly appeal to first-time buyers, young couples and growing families.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
- Conservatory
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and benefits from a useful understairs storage cupboard. The bright and spacious lounge/diner enjoys twin front-facing windows and features an electric fireplace, creating an inviting focal point. The room flows through to the kitchen/diner, offering a practical layout for everyday family living. The kitchen benefits from partial tiling to the splash areas and a good amount of cupboard storage. Sliding patio doors lead through to the conservatory, a versatile additional space offering flexible use as a sitting area, dining room or garden room. Completing the ground floor is a convenient two-piece WC. The first-floor landing benefits from a shelved storage cupboard and provides access to the attic. There are two comfortable double bedrooms, both offering ample space for freestanding furniture and a variety of layouts. The front-facing principal bedroom further benefits from an integrated closet. The accommodation is completed by a partially tiled bathroom suite fitted with a double shower.



Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The front garden features mature shrubs and trees, providing excellent privacy screening. The rear garden is predominantly laid to lawn, complemented by a slabbed patio and further mature planting (including apple trees and a range of flowering plants to bring colour through the warmer months), creating a pleasant outdoor space for relaxing and entertaining. A gate from the rear garden provides access to a single garage and driveway, offering convenient off-street parking.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



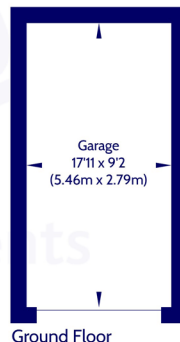
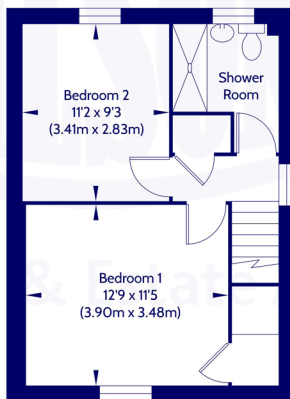
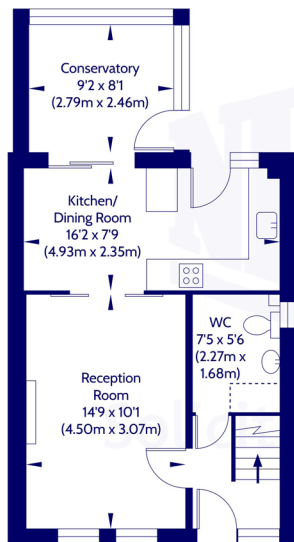


Location

East Craigs lies to the 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. 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 Cammo Estate Nature Reserve and Cramond Foreshore.



Approx. Gross Internal Floor Area 76 Sq M / 814 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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