



boyd property

14 North Bughtlinfield
EDINBURGH | EH12 8XZ

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Description

Boyd Property are delighted to present to the market purchase this lovely, well presented 1-bedroom quarter villa forming part of a quiet cul-de-sac setting within the sought after established residential area of East Craigs. The property is offered to the market in good order and the accommodation briefly comprises a welcoming entrance vestibule, a bright comfortable lounge, a modern fitted kitchen. A carpeted staircase leads to the upper landing which gives access to the well-proportioned dual aspect double bedroom with large, fitted storage cupboard and there is a contemporary bathroom with a white suite with glass shower door and electric shower over the bath. The property benefits from gas central heating, double glazing and private gardens to the front and rear. This property will make a fabulous purchase for the first-time buyer/couple or as a buy-to let investment and viewing is therefore highly recommend to fully appreciate what this property has to offer.

Resident's association

There is no factoring agent for this development, however there is a resident's association in place and the annual fee for the communal grass cutting is approximately £35 per annum.

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.

Extras

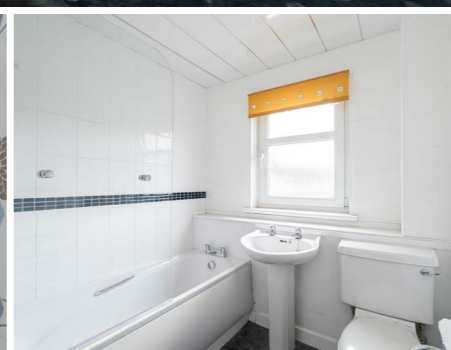
All fitted floor coverings and garden shed. It should be noted that other items of furniture may be available by separate negotiation.



Features

- Entrance vestibule
- Lounge
- Kitchen
- Upper landing
- 1 Bedroom
- 1 Bathroom with shower
- Double glazing
- Gas central heating
- Private gardens to front and rear

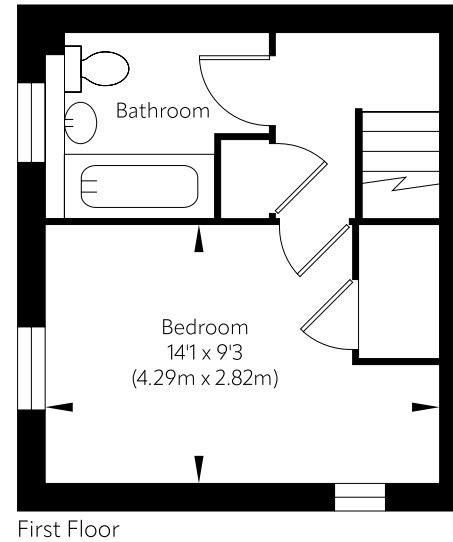
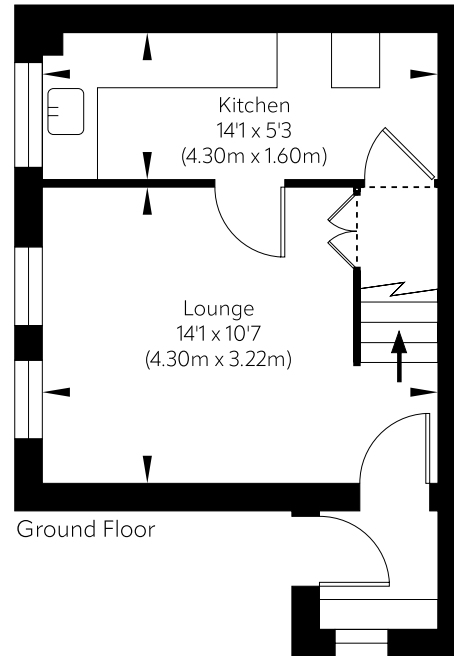
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Approx. Gross Internal Floor Area 44.19 Sq M / 476 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



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