



Solicitors & Estate Agents










Offers Over

**£350,000**

# 104 Bughtlin Park

East Craigs | Edinburgh | EH12 8UT

This spacious and well presented extended detached villa on a corner plot with private gardens, driveway and garage, forms part of an established sought after residential area, close to excellent local amenities and well placed for convenient commuting. The property would undoubtedly appeal to young professionals and families.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom and WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage and WC, light and airy twin windowed reception room with electric fireplace, spacious dining kitchen with appliances and side door, extended sunroom creating a second family room with door accessing rear garden and pantry/storage cupboard. Finally, the upstairs accommodation comprises; spacious upper landing with storage and hatch to partially floored and insulated attic, three well proportioned double bedrooms with fitted wardrobes, good size fourth bedroom and fully tiled family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the cooker, dishwasher and fridge.

## Gardens, Garage & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking for multiple vehicles and garage with up and over door.

## Viewing

By appointment through Neilsons 0131 625 2222.







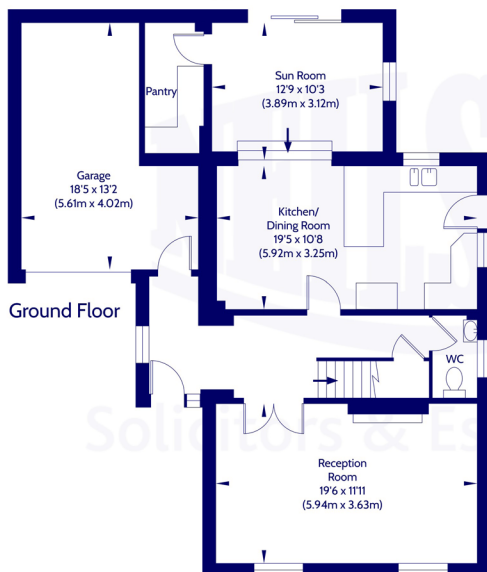
## Location

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 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 and lovely walks can also be enjoyed at Cramond Foreshore, Cammo Nature Reserve and Corstorphine Hill.

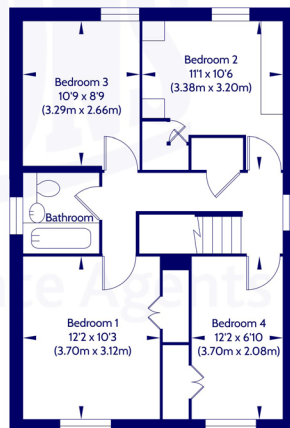




Approx. Gross Internal Floor Area 130.15 Sq M / 1401 Sq Ft.



First 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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