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Offers Over

**£240,000**

## 6 Bughtlin Place

East Craigs | Edinburgh | EH12 8UY

A well proportioned mid terraced villa, enjoying a peaceful cul-de-sac setting in Edinburgh's popular East Craigs area.

-  3 bedroom
-  1 public room
-  2 bathroom
-  On-street free parking
-  Private rear garden
-  EPC rating – C
-  Council tax band - D



## Description

The property would now benefit from a degree of modernisation in places and offers an ideal opportunity to create an individually designed home, within a pleasant residential setting.

The accommodation would be well suited to the growing family and briefly comprises: entrance hallway, comfortable southwest facing reception room with carpeted floor, feature stair to the upper level and doors leading directly out to the rear garden, well equipped kitchen which has been fitted with a good selection of contemporary base and wall mounted units, complete with contrasting wipe clean worktops and a range of integrated appliances, utility space off, downstairs double bedroom which would also work well as a generously sized home office, shower room with two piece white modern suite and tiled shower enclosure, two further bright and spacious double bedrooms, and main family bathroom with white three piece suite, heated rail and tiling to the bath area.



## Extras

All fixtures, floor coverings, white goods and integrated appliances will be included.

## Gardens, Parking and Factor

There is a small chipped garden with shrubs to the front and a peaceful southwest facing garden to the rear. The space has been laid to low maintenance paving, bordered by shrubs and hedgerow. Ample on-street parking is available to the front. A small quarterly fee is payable to Curb for the upkeep of the communal gardens in the development.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

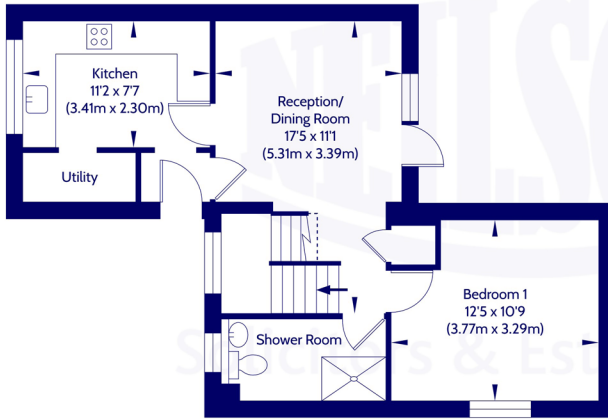
East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Schools, both primary and secondary, are within comfortable walking distance and a 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.



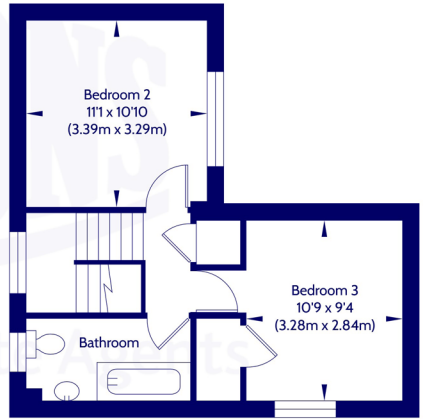


Approx. Gross Internal Floor Area 80.63 Sq M / 868 Sq Ft.

### Ground Floor



### 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.



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