



Solicitors & Estate Agents










Offers Over

£260,000

28 Bughtlin Place

East Craigs | Edinburgh | EH12 8UY

A bright and well proportioned end terrace villa, enjoying a peaceful setting in the popular residential area of East Craigs. Close to local amenities, transport links, schooling and green spaces, the property would now benefit from cosmetic upgrading but offers a fantastic opportunity for first time buyers, professionals or young families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Rear garden
-  On street parking
-  EPC rating – C
-  Council tax band - E



virtually staged by HOMELi

Description

Laid out over two levels, downstairs briefly comprises of an entrance vestibule with walk in storage cupboard, a good size airy lounge/dining room with storage and a sliding door to the garden, a fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, bedroom one with built in wardrobes, and a shower room with a white suite.

Moving upstairs there are two further double bedrooms, one with a built in wardrobe and hatch to the attic, and a partially tiled bathroom with a shower over the bath. The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by HOMELi



virtually staged by HOMELi

Extras

Included in the sale will be the electric cooker, fridge/freezer, undercounter fridge, and the washing machine.

Gardens and parking

There is a private garden to the rear accessed from the dining area, which is laid to lawn with a hedge for privacy and there is ample on street parking available. A small fee of approximately £13.50 per month is payable to Link Housing for the upkeep of the communal grounds.

Viewing

By appointment through Neilsons (0131 625 2222).





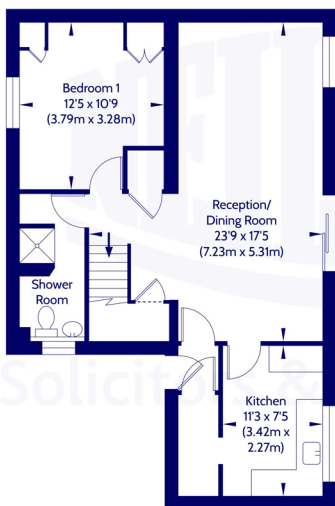
Location

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.

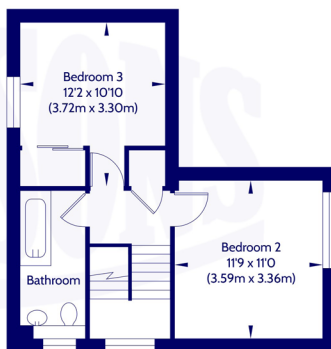


Approx. Gross Internal Floor Area 97.88 Sq M / 1054 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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