



Offers Over
£190,000

18/2 Bughtlin Green

East Craigs | Edinburgh | EH12 8XA

A fantastic opportunity has arisen to purchase this impressive, first floor flat quietly situated in a cul-de-sac setting, within the sought after East Craigs district of the city, convenient for access to excellent transport links and local amenities. The property would undoubtedly appeal to first time buyers, professionals or young families.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Communal Gardens
- EPC Rating – C
- Council Tax Band - C



Description

Conveniently located on the first floor, the well proportioned accommodation briefly comprises; entrance vestibule with large storage cupboard, welcoming hallway, dual aspect light and airy reception room, open plan to modern fitted kitchen with breakfast bar and appliances, three good sized double bedrooms – one of them with fitted wardrobes, and contemporary shower room with rainwater shower. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

The property has a shared drying green to the rear and unrestricted parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

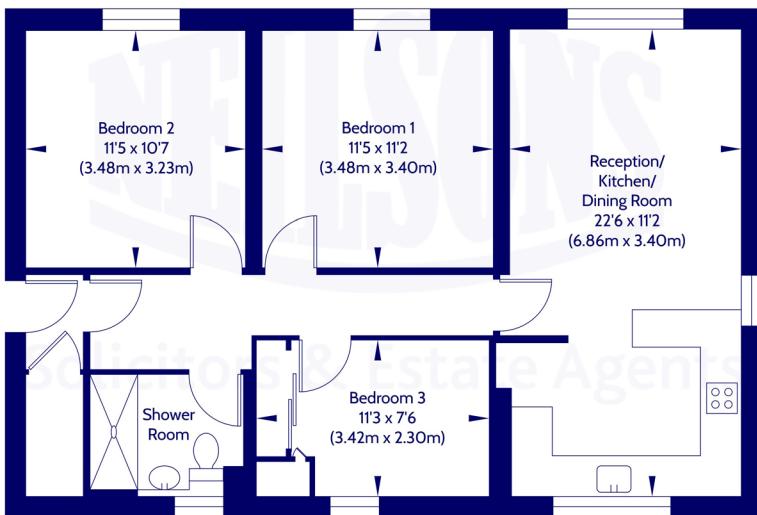
East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Schools, both primary and secondary, are within comfortable walking distance and a 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 72 Sq M / 775 Sq Ft.

1st Floor



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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