



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Bugtlin Park

East Craigs, Edinburgh, EH12 8UR

Fixed price £235,000



Excellent opportunity to acquire a charming two-bedroom mid terraced villa pleasantly located within a small cul-de-sac in the desirable East Craigs area of Corstorphine lying west of Edinburgh city centre, convenient to local amenities, schools and transport links.

Boasting a bright rear southerly aspect, this appealing family home provides a light, well laid out interior with useful storage and the particular advantage of the addition of a conservatory overlooking the rear garden. In brief the accommodation over two levels comprises: entrance vestibule, generous lounge, well fitted kitchen/diner with hob/oven and doors to conservatory, two comfortable bedrooms, one with deep fitted wardrobes and contemporary bathroom with shower/screen. Comfort is assured by means of gas central heating complemented by double glazed windows. There are private gardens to front and rear, the front garden laid out mainly to monoblock for additional car parking. Single lock-up garage adjacent. All fitted floor coverings, curtains and blinds are included in the sale.



Lounge

15'8 x 11'10 (4.78m x 3.61m)

Kitchen/Diner

13'8 x 11'10 (4.17m x 3.61m)

Conservatory

11'9 x 7'6 (3.58m x 2.29m)

Bedroom 1

11'10 x 9' (3.61m x 2.74m)

Bedroom 2

11'10 x 7'11 (3.61m x 2.41m)

LOCATION

Bughtlin Park is conveniently positioned with a range of local amenities and a more extensive range a short drive away at the Gyle Shopping Centre and Hermiston Gait Retail Park both offering a wide selection of major retail outlets. Schools catering for all age groups are easily accessible, the property currently in the catchment area for East Craigs Primary and Craigmount High. Excellent leisure facilities in the vicinity include sports centres, library and golf courses as well as delightful walks on Cammo Estate and Corstorphine Hill Nature Reserve. A regular public transport service operates nearby to many parts of the city and the city bypass is easily accessible linking with major motorway networks. Edinburgh International Airport is also within easy reach.

As of 1st February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

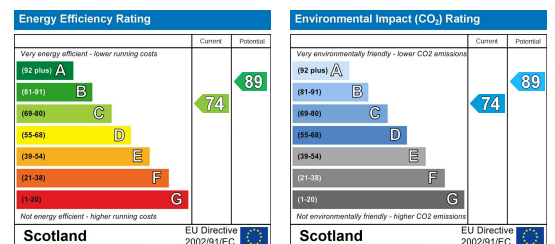
VIEWING

By appointment, please telephone 0131 554 6244

Area Map



Energy Efficiency Graph



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