

KILGOUR

PROPERTY



40 North Bughtlin Brae, Edinburgh, EH12 8XH





- Lounge/Diner
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

We are delighted to bring to the market this very well presented mid terrace villa that is brought to the market in excellent order throughout and will appeal to a number of buyers.

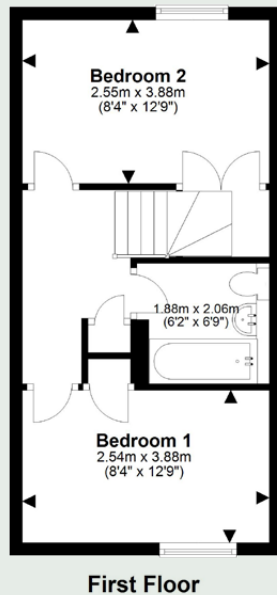
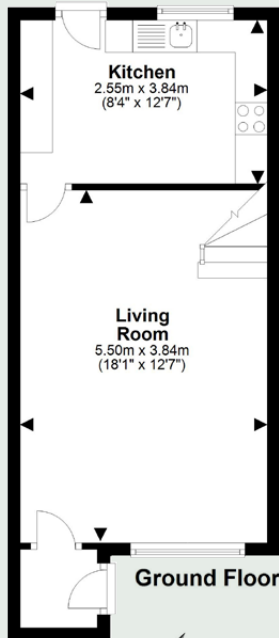
The property benefits from having gas central heating and is double glazed throughout.

Externally there are very well maintained private gardens to the front and rear with the rear garden being full enclosed and offering a peaceful decking area.

Location

North Bughtlin Brae lies to the west of Edinburgh 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 of which are within easy reach by way of car or public transport. 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 also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium, a variety of reputable golf courses and walks along Cramond and the Silverknowes Esplanade. Excellent schooling can be found in the area from nursery to senior level.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

Lounge/Diner	18'1 x 12'7	5.50 x 3.84m
Kitchen	12'7 x 8'4	3.84 x 2.55m
Bedroom 1	12'9 x 8'4	3.88 x 2.54m
Bedroom 2	12'9 x 8'4	3.88 x 2.55m
Bathroom	6'9 x 6'2	2.06 x 1.88m







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