



1 Bughtlin Park
EAST CRAIGS | EDINBURGH | EH12 8UR


warners
solicitors & estate agents



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Particularly attractive, seldom available 4 bedroom detached villa with large driveway and garage, located on a pleasant corner plot and forming part of a mature, well established modern development.

This light and spacious property offers comfortable, well planned and attractively presented accommodation on two levels and represents an excellent family home. The property is well placed to take advantage of superb amenities in the vicinity, including good schools and transport links. The living room is a generously proportioned space, ideal for relaxing and entertaining, with two windows which ensure an abundance of natural light. The formal dining room enjoys an outlook over the back garden. The dual aspect kitchen is both practical and well appointed and a glazed door leads directly to the garden. The ground floor accommodation is completed by a useful WC compartment. On the upper floor are four bedrooms, all with built-in storage and a family bathroom with white suite and shower. Further benefits on offer include gas central heating, double glazing and an attic. The accommodation comprises:

- Hall
- Living room/dining room with feature fireplace
- Dining room
- Dual aspect kitchen
- WC compartment
- 4 bedrooms, all with built-in storage
- Bathroom with white suite and shower
- Gas central heating & double glazing
- Attic
- Driveway leading to garage
- Well maintained private gardens

Extras: Oven, hob, fridge freezer, all fitted floorcoverings and curtains. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



East Craigs is a popular residential area which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield. There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



