



50 North Bughtlinside
EAST CRAIGS | EDINBURGH | EH12 8YA


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Well presented two bedroom mid terraced home boasting a large, private rear garden, located in the popular East Craigs area of Edinburgh with excellent local amenities and transport links.

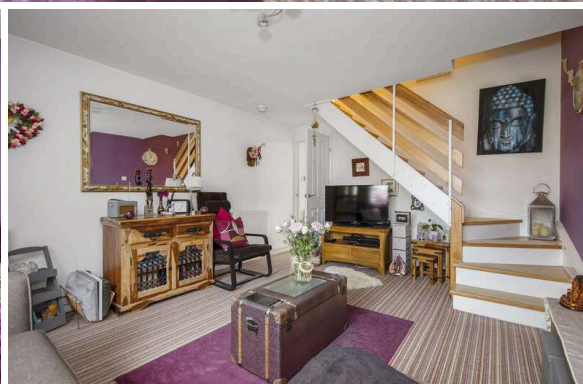
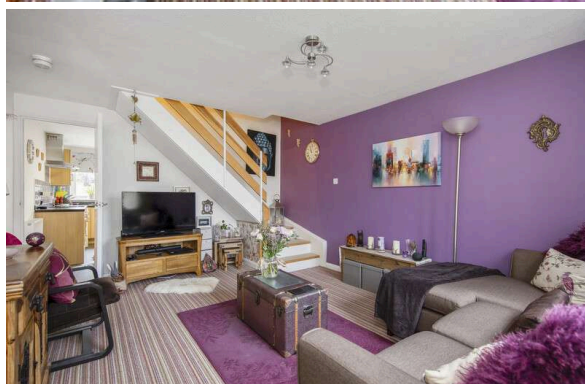
The house is tastefully decorated and has been modernised throughout and benefits from gas central heating, double glazing and sizeable yet easily maintainable landscaped gardens to the front and rear. The property comprises two well proportioned bedrooms with built in wardrobes, a modern bathroom with shower over the bath and heated towel rail, spacious living room and Kitchen which currently includes dishwasher, induction hob and oven and patio door which leads to the well landscaped south facing garden at the rear of the property which is made up of a patio, Astro and gravel. This stunning property located in an excellent, sought-after location will appeal to a range of buyers. The property also benefits from ample on street parking, a partially floored attic and a private single garage space.

- Spacious Mid Terraced Family Home
- 2 Double Bedrooms
- Kitchen/Breakfasting Room
- Spacious living room
- Modern Bathroom
- Landscaped garden
- Private garage
- Excellent storage throughout

Included in the sale will be the washing machine, dishwasher, and cooker. The blinds will also be included, as will the curtains in the kitchen and bedrooms.

EPC Rating C.

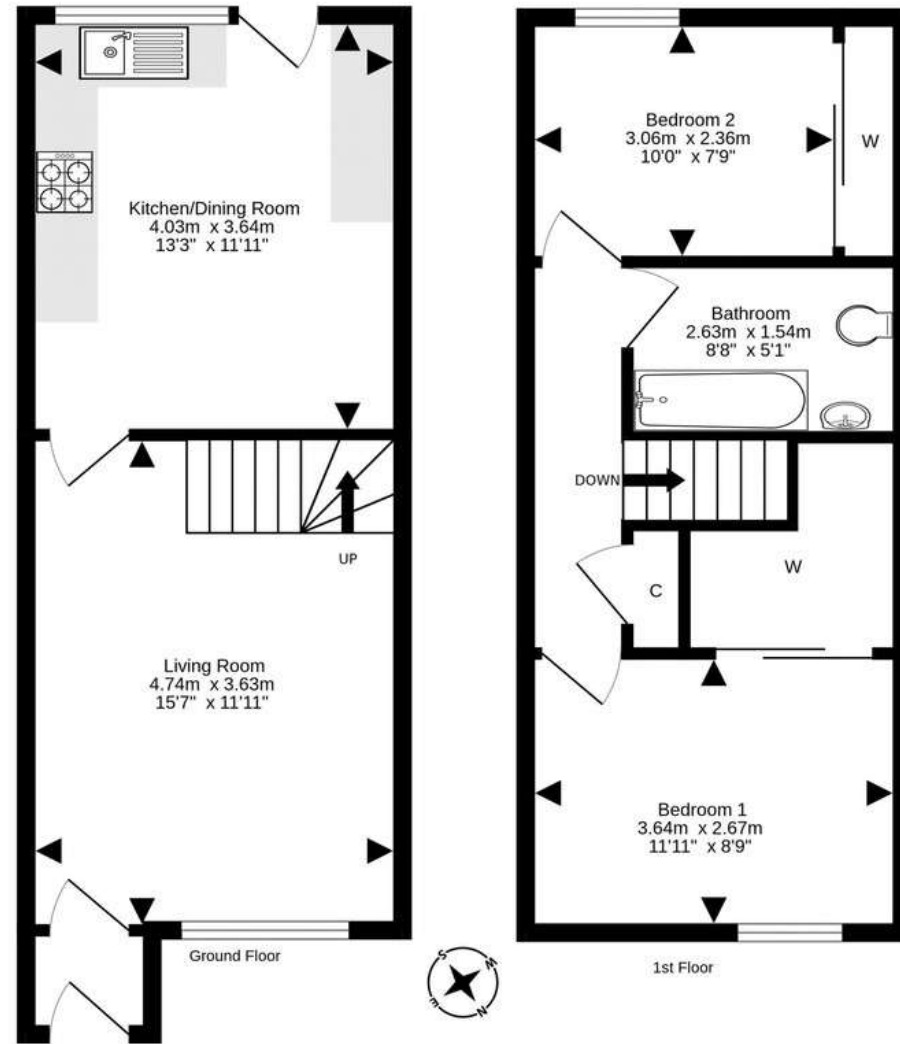
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024