



5 North Bughtlinrig
EAST CRAIGS | EDINBURGH | EH12 8XY


warners
solicitors & estate agents



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Well presented three bedroom mid terraced home 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 garden to the rear. The property comprises three well proportioned bedrooms, a modern bathroom with shower over the bath, spacious living room and kitchen which includes dishwasher, washer/dryer, fridge/freezer, gas hob and hood, microwave and oven and composite door leading to the well landscaped garden at the rear of the property. This stunning property located in an excellent, sought-after location will appeal to a range of buyers. The property also benefits from a private parking space.

- Spacious Mid Terraced Family Home
- Entrance vestibule
- 3 Double Bedrooms
- Kitchen/Breakfasting Room
- Spacious living room
- Modern Bathroom
- Landscaped garden
- Private parking space

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



All integrated kitchen appliances will be included in the sale. EPC Rating C.

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.



