



17/3 Bughtlin Green
EAST CRAIGS | EDINBURGH | EH12 8XA



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Warners are delighted to present this charming one-bedroom first floor flat, ideally located in the highly sought-after East Craigs area, just west of Edinburgh city centre.

Perfectly suited for first-time buyers, professionals, or those looking to downsize, the property offers a bright and spacious living environment. The welcoming entrance hallway benefits from a generous storage cupboard, ideal for keeping things tidy and organized.

The heart of the home is a large, light-filled lounge featuring a south-facing double window that bathes the room in natural light throughout the day. An additional storage cupboard is conveniently located off the lounge, providing ample space. Just off the living area, the kitchen is fitted with a range of base and wall units and includes space for free-standing appliances—perfect for everyday cooking and entertaining.

The spacious double bedroom boasts two in-built wardrobes, offering excellent storage without compromising on floor space. A partially tiled bathroom features a clean white three-piece suite with a shower over the bath.

Further benefits include gas central heating, double glazing, access to a communal drying green, and a residents' car park for added convenience.

- Bright, south-facing lounge with double window
- Spacious double bedroom with two built-in wardrobes
- Modern kitchen with ample storage and appliance space
- Generous in-flat storage, including two cupboards
- Gas central heating and double glazing throughout
- Residents' parking and access to communal drying green

EPC Rating C, Council Tax Band B.

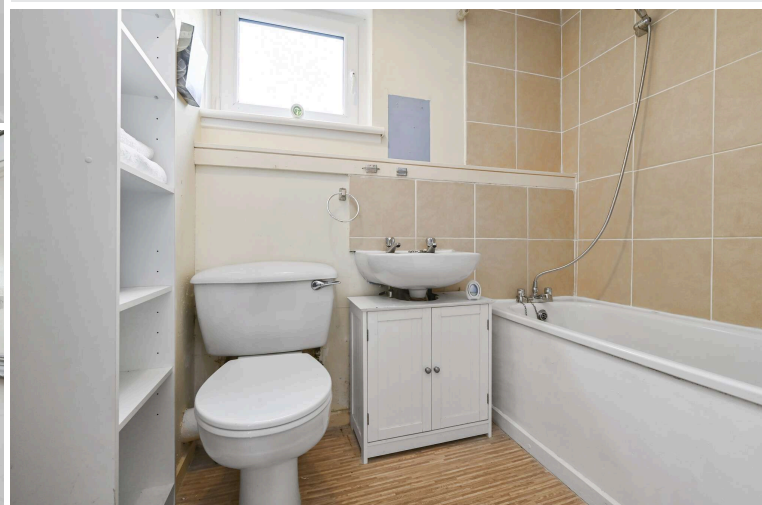
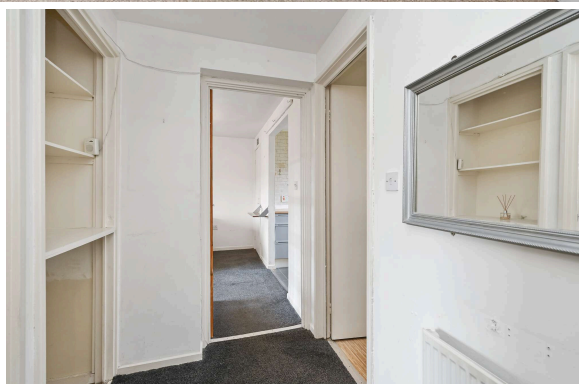
Factor fee in place with Trinity Factor, approx. £600 per annum.

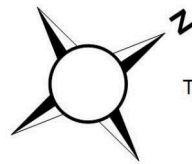
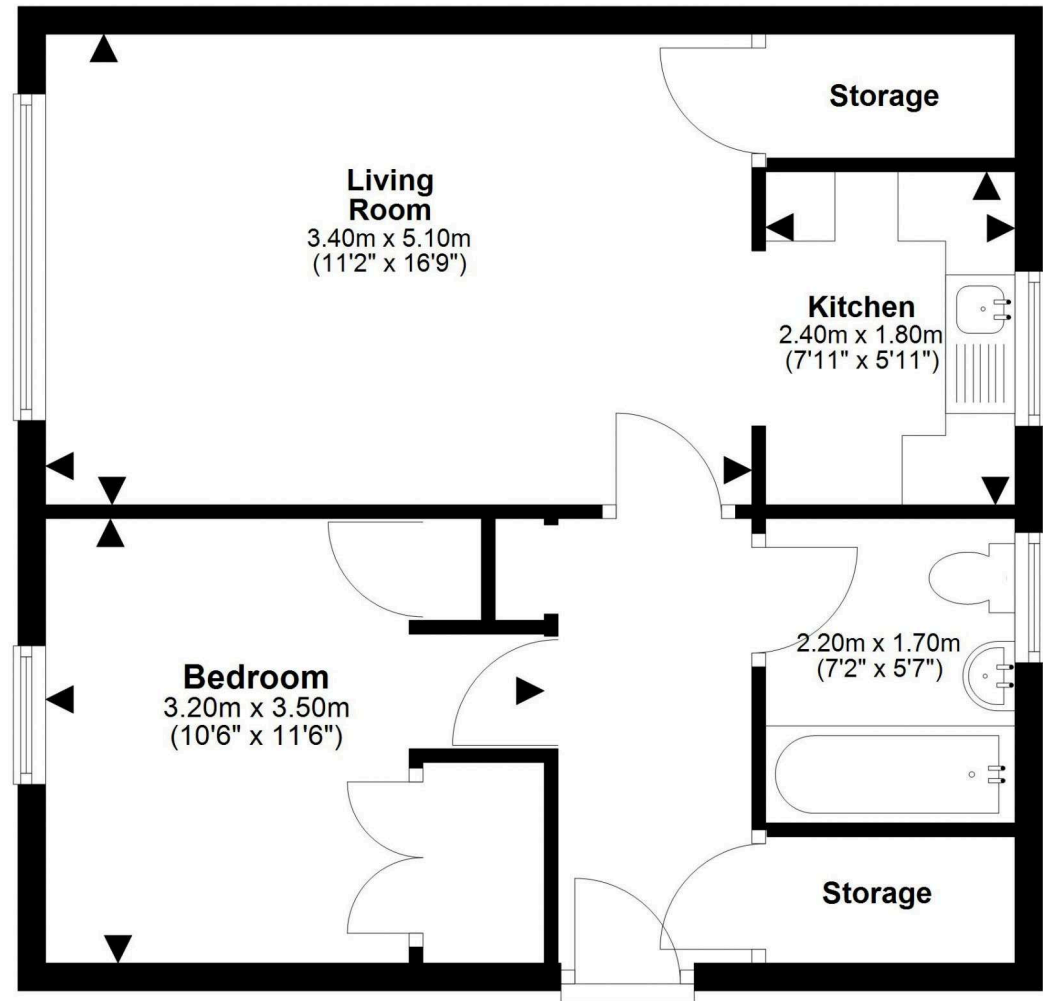
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property will be sold as seen with all fixtures, fittings, appliances and furniture items included.

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, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





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