



8 North Bugtlin Neuk
CORSTORPHINE | EDINBURGH | EH12 8XG


warners
solicitors & estate agents



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Well presented three bedroom detached home boasting a private rear garden, driveway and garage, located in the popular East Craigs area of Edinburgh with excellent local amenities and transport links. This ideal family home has been well maintained and benefits from gas central heating, double glazing and easily maintainable gardens to the front and rear. The property comprises of a spacious living room with picture window leading to dining room, which in turn leads to the kitchen. The kitchen is fitted with floor and wall units and gives direct access to the rear garden which is laid to lawn with mature trees and shrubs, and a handy wc completes the ground floor accommodation. Upstairs are three well proportioned bedrooms with integrated storage, and a modern bathroom with mains shower over bath and vanity sink unit. This spacious property located in an excellent, sought-after location, will appeal to a range of buyers and early viewing is recommended to appreciate the accommodation on offer.

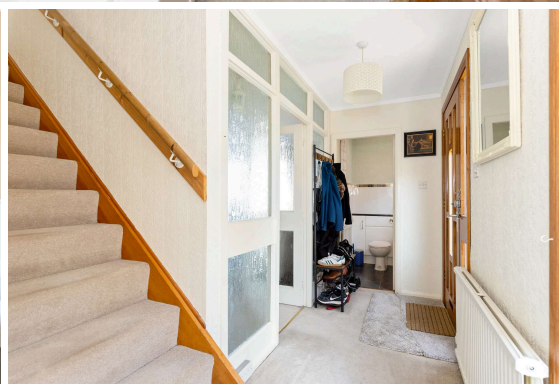
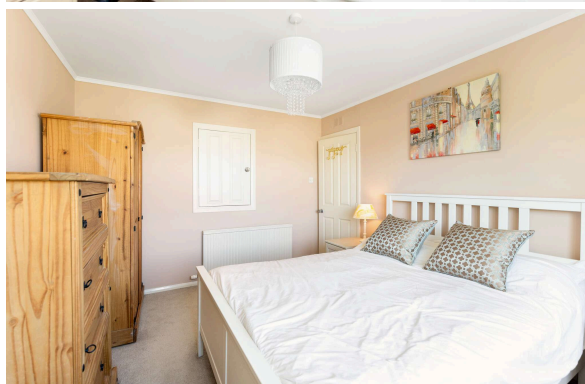
- Spacious detached villa
- Bright living room with picture window to front
- Fitted kitchen
- Dining room
- WC
- Three double bedrooms with integrated storage
- Contemporary bathroom with shower over bath
- Gas central heating & double glazing
- Fantastic storage options including partially floored attic
- Private front and rear gardens
- Driveway to garage
- Energy Rating C and Council Tax Band E

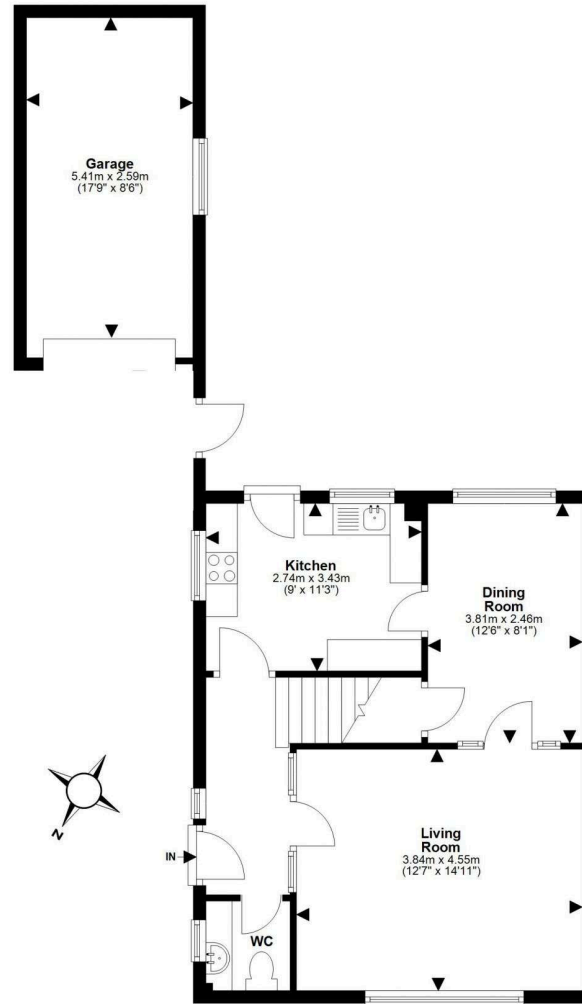
Integrated oven/hob and carpets included in the sale.

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

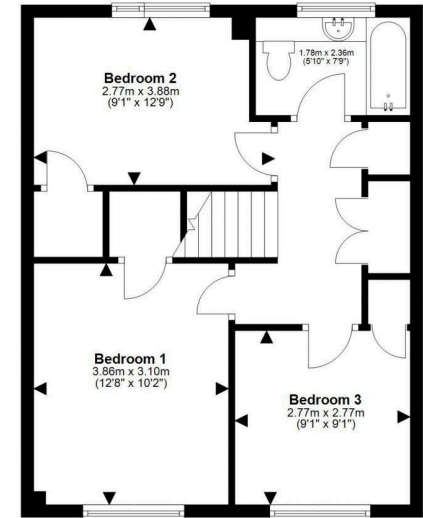


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, 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 day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



First Floor

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.