



65 North Bughtlin Gate, Edinburgh, EH12 8XL

Description

This spacious, two-bedroom terraced villa with private gardens is situated at the end of a quiet cul-de-sac and close to excellent local amenities and with great transport links for commuting. The property is well presented and would be an ideal starter house. It has a modern gas central heating combi boiler, with the boiler being serviced annually and it is also fully double glazed.

The accommodation comprises:

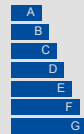
- Vestibule
- Bright living room with large window to the front with southerly aspect
- Well-equipped fitted kitchen with a range of farmhouse style white units, laminate worktops and appliances including gas hob, electric fan oven, dishwasher and fridge freezer
- Upstairs landing with hatch to the loft, which provides additional storage
- Two generously proportioned double bedrooms with fitted cupboards / wardrobes
- Tiled bathroom with three-piece suite with electric shower over bath



VIEWING DETAILS

Please call DMD Law 0131 316 4666
or check online for the up to date price
information and viewing arrangements.

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EPC RATING
C



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Outside & Gardens

The rear garden is paved and enclosed by fencing and is designed for low maintenance. Small landscaped garden to the front. There is a parking space available within a private residents' car park with further unrestricted on street parking outside the property.

Location

East Craigs is a predominantly residential area located between Barnton and Corstorphine in North West Edinburgh. Its position allows for excellent access to the main motorway networks (M8, M90, M9 and bypass connections) and Edinburgh Airport. Within walking distance there is a Medical Centre, Dentist, Chemist and small supermarket. The extensive shopping facilities at the Gyle Shopping Centre and Hermiston Gait are within a few minutes' drive. Local leisure facilities include Drumbrae and the David Lloyd Leisure Centres and a choice of golf courses. It is in the catchment area for East Craigs Primary School and Craigmount High School. There is a frequent bus service operating nearby to the City Centre.

Extras

The fixed floor coverings, light fittings, curtains, blinds and kitchen appliances (excluding the fridge and washing machine) are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

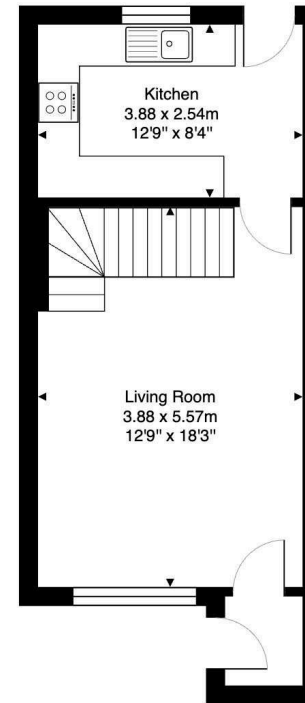




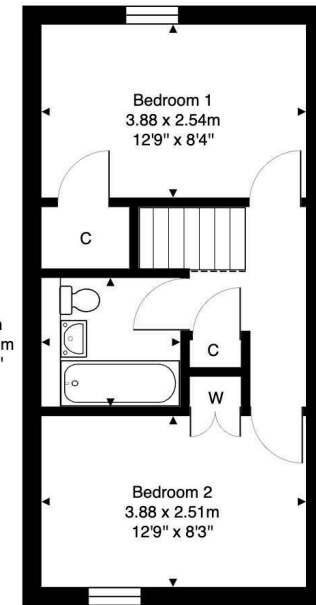




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Ground Floor



First Floor

Total Area: 65.7 m² ... 707 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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