



11 Bughtlin Place, Edinburgh, EH12 8UY

Well-presented, three double bedroom end-terraced villa with private south facing rear garden. It offers spacious family or flexible accommodation over two levels. It has been freshly decorated and has new carpets on the stairs and in the bedrooms. It also benefits from gas central heating with a Glowworm combi boiler and double glazing.

The accommodation comprises:

- Breakfasting kitchen fitted with a range of gloss white shaker style units, laminate worktops with matching splashbacks and appliances including gas hob, electric fan oven, dishwasher, washing machine and fridge freezer
- Spacious living / dining room with sliding patio doors to the rear garden, storage cupboard and further storage beneath the stairs
- Downstairs double bedroom / home office with laminate oak style flooring
- Family bathroom with bath with Mira electric shower over, wash basin and WC
- Upstairs landing with storage cupboard
- Two further good-sized double bedrooms
- Shower room with WC, large shower enclosure and fitted furniture with inset wash basin and heated towel rail



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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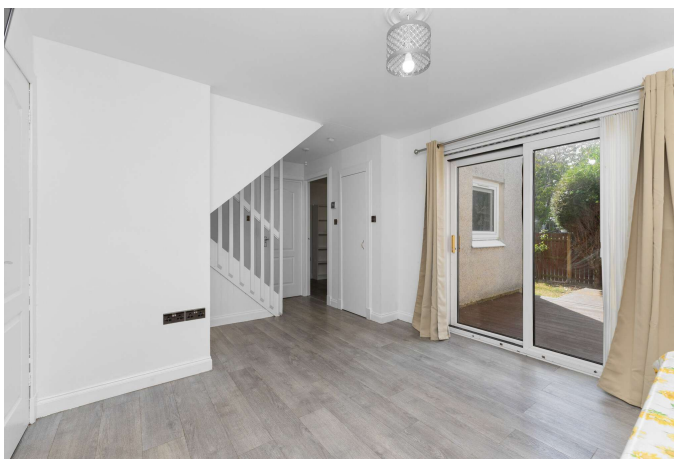


EPC RATING
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Outside & Gardens

The property features a south-facing rear garden, fully enclosed by fencing, with a lawn and decked area, perfect for outdoor relaxation or entertaining. Unrestricted on-street parking is available directly 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, blinds, curtains and kitchen appliances are included in the sale.

Council tax - Band D

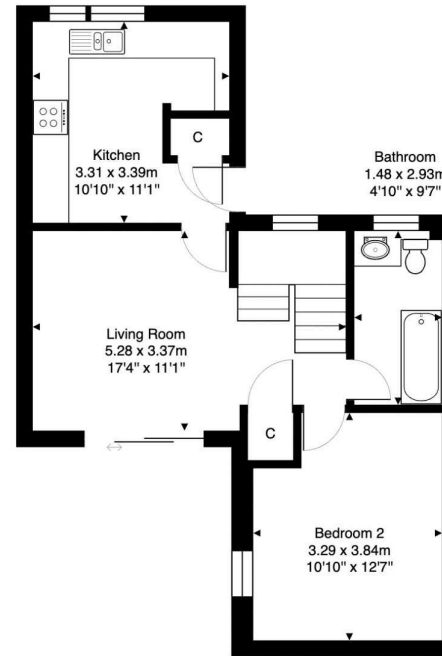




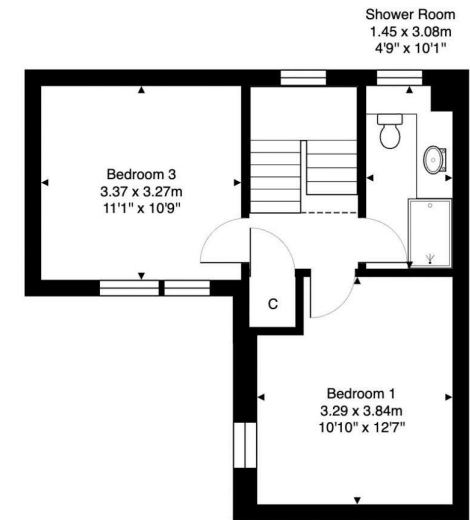




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Ground Floor



First Floor

Total Area: 81.5 m² ... 877 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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