










Offers Over  
**£225,000**

## 44 North Bughtlinside

East Craigs | Edinburgh | EH12 8YA

Charming two bedroom terraced villa forming part of an established residential development within the popular East Craigs area. Ideally positioned close to excellent schooling, local amenities, and reliable transport links, the property is well suited to a variety of buyers including first-time purchasers, professionals, and young families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The front door opens to a welcoming entrance hallway with a useful storage cupboard and leads through to the main living space. The generous reception room is to the front of the house and leads through to the dining kitchen to the rear. The kitchen overlooks the garden and is fitted with a good range of modern wall and base units with the appliances included in the sale. There is a back door to the garden and ample space for a dining table and chairs. On the upper level, the landing provides access to a Ramsay ladder leading to the attic, offering additional storage potential. The principal bedroom is a good-sized front-facing double and benefits from a walk-in wardrobe. The second bedroom is also a double, positioned to the rear. Both bedrooms offer generous space for freestanding furniture and flexible layout options. The recently upgraded bathroom is clean and well presented, finished with attractive tiling, a shower over the bath, vanity storage and a heated towel rail. Further benefits include gas central heating (new boiler installed 2026) and double glazing throughout.



*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Gardens & Parking

Externally, there is a lovely private rear garden attractively landscaped with low maintenance stone paving, complete with a gate providing direct access to an allocated parking space behind the property. Ample on street parking is also available for residents and visitors.

## Extras

The white goods, light fittings and floor coverings are to be included in the sale.

## Viewing

By appointment through Neilsons 0131 625 2222.





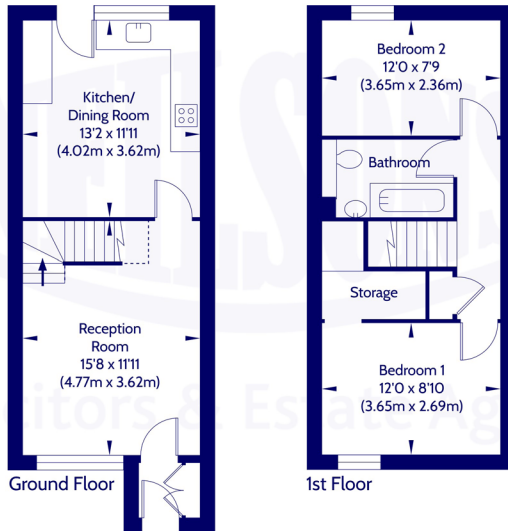
## Location

East Craigs lies to the west of Edinburgh City Centre and enjoys the convenience of local shops and services with a wider range available at The Gyle Shopping Centre and Hermiston Gait both of which are within easy reach by way of car or public transport. A regular public transport service operates into the City and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium, a variety of reputable golf courses and walks along Cramond and the Silverknowes Esplanade. The property is in the catchment area of reputable East Craigs Primary School and Craigmount High School.





Approx. Gross Internal Floor Area 66 Sq M / 710 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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