










Offers Over

£275,000

13 Bughtlin Loan

East Craigs | Edinburgh | EH12 8UZ

This well-presented terraced family home, benefiting from private gardens to the front and rear, forms part of an established residential development in the highly sought-after East Craigs area. Conveniently located close to excellent local amenities, reputable schooling and transport links, the property is sure to appeal to professionals, young families and a wide range of purchasers.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Situated within an attractive cul-de-sac setting, the accommodation briefly comprises an entrance vestibule with a useful utility cupboard, a bright and airy reception room with French doors providing direct access to the rear garden, a stylish fitted kitchen with appliances, a well-proportioned dining room which could alternatively be utilised as a third bedroom, and a contemporary shower room. The upper floor offers two further generously sized double bedrooms and a modern bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, double glazing throughout, and excellent built-in storage.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated microwave, fridge/freezer and washing machine.

Gardens & Parking

The garden to front is mainly laid out to grass with path leading to the front entrance. To the rear the garden is fully enclosed and is laid out with paving. Residential parking is available within the communal cul-de-sac area to front.

Viewing

By appointment through Neilsons 0131 625 2222.



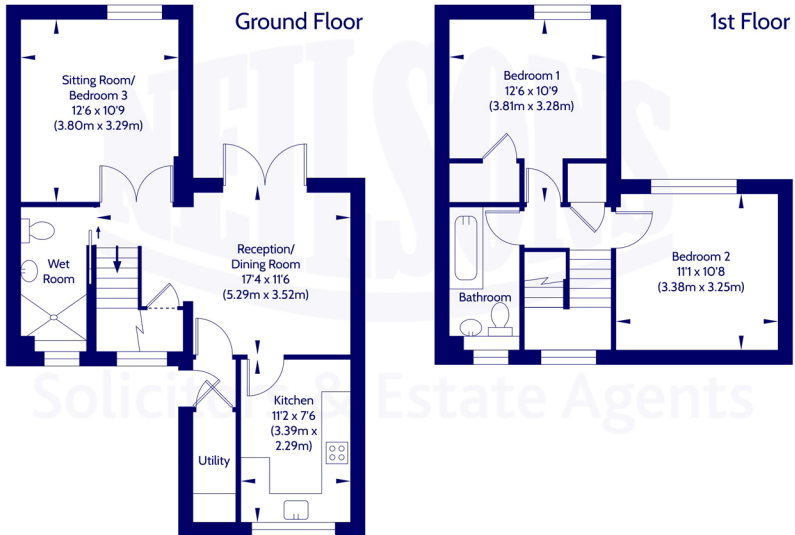


Location

East Craigs lies to the North of Edinburgh's 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 just a short drive away. Schools, both primary and secondary, are within comfortable walking distance and 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 within easy reach, providing easy access to the Forth Road Bridge and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine, including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.



Approx. Gross Internal Floor Area 80 Sq M / 867 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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