










Offers Over  
**£150,000**

## 53 North Bughtlinside

East Craigs | Edinburgh | EH12 8YB

An excellent opportunity has arisen to purchase this one bedroom end terrace villa, quietly positioned in the popular East Craigs district of Edinburgh. Now in need of some modernisation, the property offers well proportioned accommodation complemented by private gardens and an allocated parking space. Ideally placed for excellent local amenities and transport links, it presents an appealing opportunity for first time buyers, professionals or downsizers.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation briefly comprises a welcoming entrance vestibule leading into a bright and airy reception/dining room, offering an excellent space for both relaxing and entertaining. The fitted kitchen is well appointed with a range of units, appliances, and benefits from a large pantry/storage cupboard providing valuable additional storage space. The property further features a well-proportioned double bedroom with a fitted cupboard and a contemporary shower room.

Further benefits include gas central heating, double glazing throughout, with new windows installed in 2023, and access to an insulated attic offering excellent additional storage facilities.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the cooker, washing machine and fridge/freezer. The wardrobe in the bedroom will also be included in the sale.

## Gardens & Parking

A front garden welcomes you to the property and to the side is a fully enclosed gravel garden providing a place to relax and dine in the warmer months. The property has the convenience of an allocated parking space and on street parking is also available. An annual fee of £30 is paid to the Residents Committee for the upkeep of the communal grounds.

## Viewing

By appointment through Neilsons (0131 625 2222).





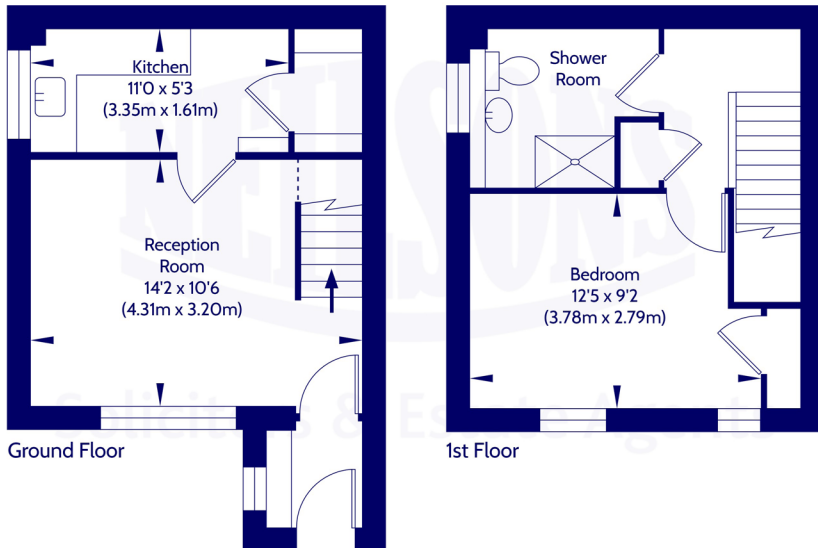
## Location

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 44 Sq M / 476 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

