



Offers Over  
**£160,000**

## 10/6 Bughtlin Drive

East Craigs | Edinburgh | EH12 8UX

Situated in a peaceful cul-de-sac within the highly sought-after East Craigs district of Edinburgh, this beautifully upgraded top-floor flat offers a quiet yet well-connected setting, ideal for first-time buyers and professionals alike. The property is perfectly placed for excellent transport links, local amenities, and easy commuting across the city, making it a superb choice for modern living.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation begins with a bright and welcoming hallway, thoughtfully designed with ample built-in storage to keep everyday living organised. The main living space is an impressive open-plan reception area offering plenty of room for relaxing and dining, complemented by a contemporary kitchen fitted with stylish matt-finish wall and base units. Integrated appliances include a hob and oven, along with a convenient instant boiling water tap, creating a sleek and practical cooking space.

The principal bedroom is a generously proportioned double, tastefully decorated in modern tones and enhanced by full-height, full-width fitted wardrobes providing excellent storage. A second, compact bedroom offers flexibility and would be perfect as a home office, study, nursery, or child's bedroom. Completing the accommodation is a chic, fully tiled bathroom featuring a crisp white two-piece suite, a walk-in cubicle with remote-controlled thermostatic electric shower, recessed shelving, and striking black fixtures and fittings for a contemporary finish.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, residents benefit from a communal drying green to the rear and on-street parking bays nearby.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

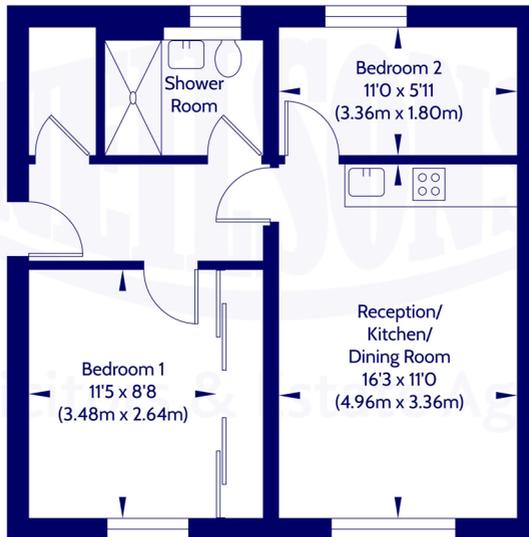
East Craigs lies to the west of Edinburgh's city centre and enjoys the convenience of local shops and services with a wider range available at The Gyle Shopping Centre and Hermiston Gait, both of which are within easy reach by way of car or public transport. A regular public transport service operates 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 Queensferry Crossing 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.





Approx. Gross Internal Floor Area 47 Sq M / 508 Sq Ft.

## 2nd Floor



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.



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