

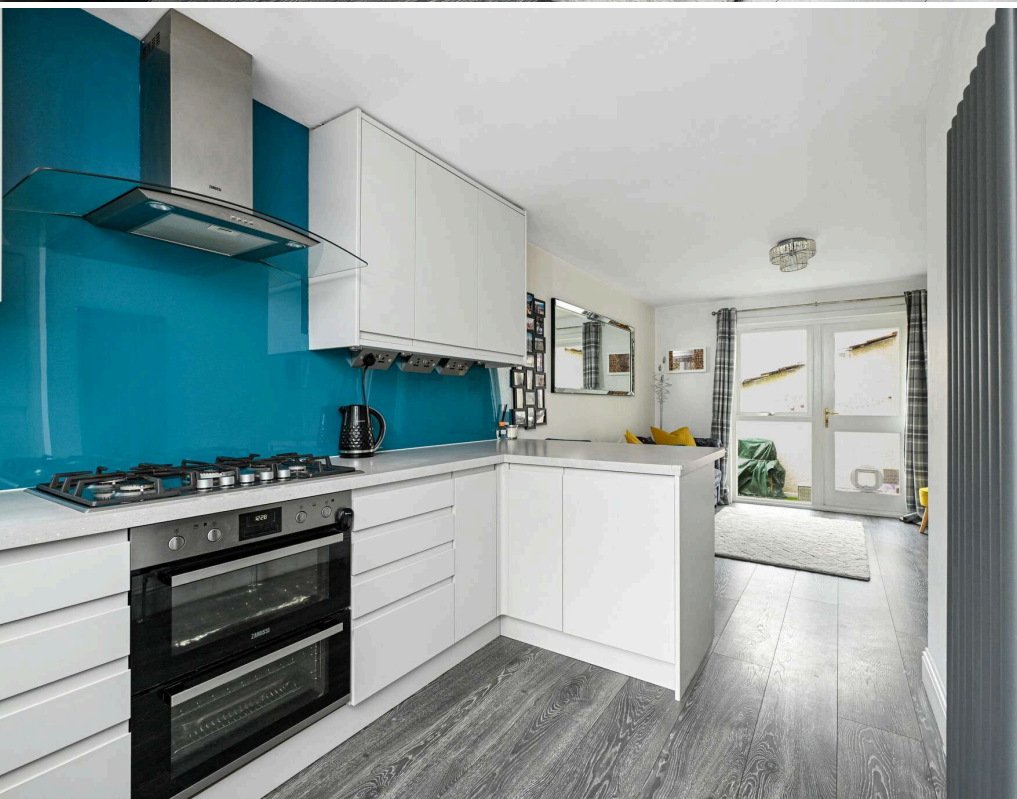




Welcome

Welcome to 3 Bughtlin Place - a fabulous three-bedroom end of terrace property offering bright and spacious flexible accommodation arranged over two floors with a private garden and ample on-street parking available, this property will make the ideal family home. The property forms part of the popular Bughtlin residential area ideally located within the East Craigs district of Edinburgh set between Barnton and Corstorphine, lying northwest to the city centre. There are many local amenities along with swift transport links, the Gyle Shopping Centre is a short distance away, whilst the property is conveniently located to allow quick access to the main motorway networks. The property is presented to the market in immaculate order throughout having been upgraded and improved by its current owners. We would highly recommend an early viewing to avoid disappointment.

- Entrance vestibule
- Front facing living room
- Lovely open plan living dining and kitchen area with new fully fitted modern kitchen and breakfast bar, featuring a range of quality integrated appliances
- Ground floor WC
- Bedroom one currently family living area
- Mid landing with front facing window
- Upper hall with boiler store cupboard
- Two further bedrooms
- Stylish bathroom comprising WC, wash basin with vanity unit, bath with mid mount taps, overhead raindrop shower and attachment, shower screen, and heated towel radiator
- Gas central heating and double glazing throughout
- Private garden grounds
- Residents and visitors parking





East Craigs

East Craigs is a desirable residential area of the capital lying on the northwestern outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. The Gyle Shopping Centre and Hermiston Gait are also within proximity, where you will find Marks & Spencer, Morrisons, Tesco and B&Q. Small specialty shops and a variety of high street stores are all represented. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are in abundance. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free standing white good, or any movable item included in the sale.



Get in touch

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Property Hub:

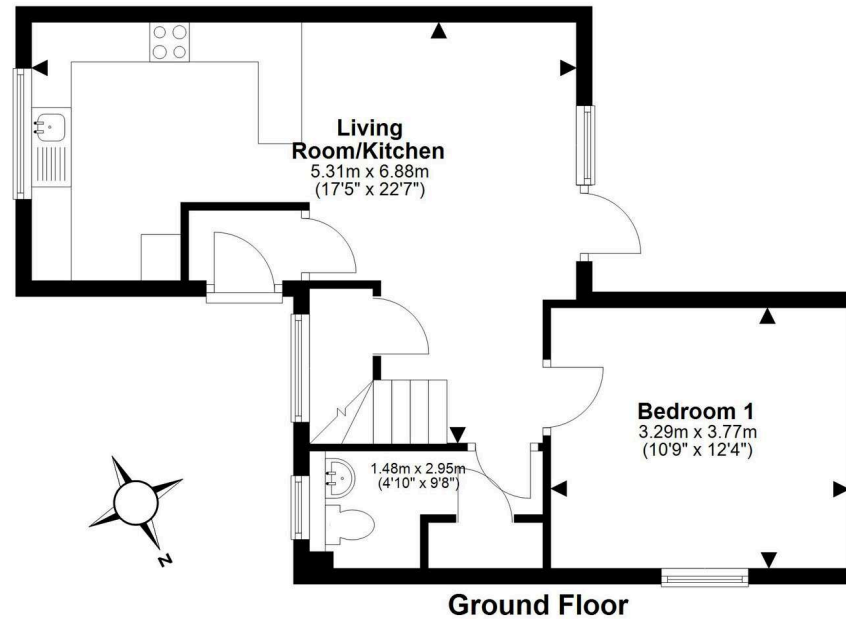
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

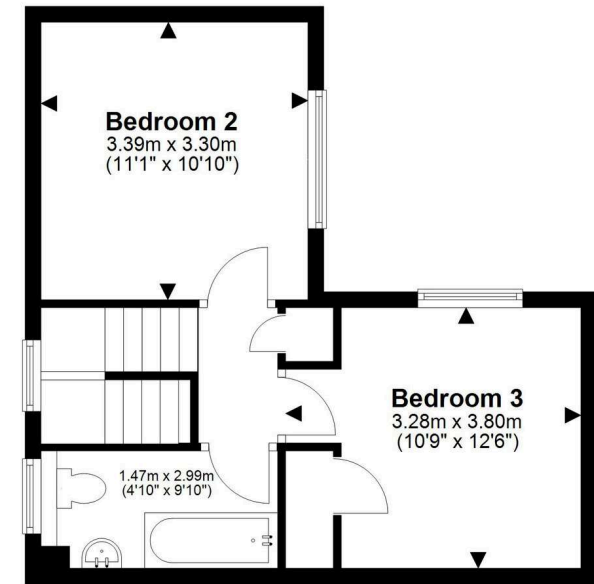
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.