



Fixed Price

£260,000

14 Bughtlin Market

East Craigs | Edinburgh | EH12 8XP

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 - B
-  Council Tax Band - E



Description

A welcoming entrance hallway with a useful understairs storage cupboard sets the tone on arrival and leads through to the main living space. The ground floor is laid out in an appealing open-plan lounge, kitchen, and dining configuration, creating a bright and airy environment ideal for modern living. The kitchen is fitted with a range of integrated white goods, complemented by partial tiling in splash areas and under-unit lighting, while ample space is provided for dining furniture. A convenient downstairs WC, finished with partial tiling, completes the ground floor accommodation. 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 rear-facing double and benefits from an integrated wardrobe with sliding mirrored doors. The second bedroom is also a double, positioned to the front and featuring integrated mirrored wardrobes. Both bedrooms offer generous space for freestanding furniture and flexible layout options. The bathroom is clean and well presented, finished with partial tiling, a shower over the bath, and a heated towel rail.



Further benefits include gas central heating and double glazing throughout.

The property is factored at approximately £15 per month.

Gardens & Parking

Externally, there is a lovely private rear garden laid with artificial turf, complete with a gate providing direct access to an allocated parking space.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

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.

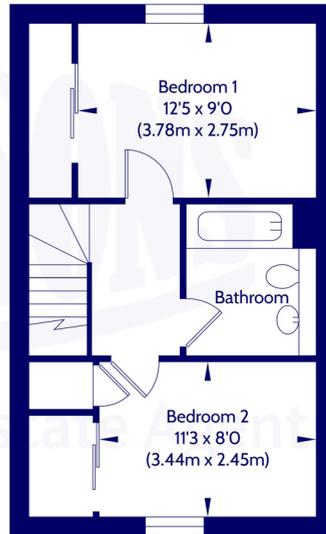




Approx. Gross Internal Floor Area 70 Sq M / 754 Sq Ft.



Ground Floor



1st 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.



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



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