



6 North Bugtlininside, Edinburgh, EH12 8YA

Well-presented semi-detached house in true move-in condition, benefiting from private front and rear gardens and occupying a generous corner plot with excellent potential for a single or two-storey side extension (subject to the appropriate consents). The property further benefits from gas central heating and double glazing throughout.

The accommodation comprises:

- Welcoming entrance hall with a carpeted staircase leading to the upper floor.
- Spacious living room featuring an attractive fireplace and an open archway leading through to the kitchen/dining room, creating a bright and sociable open-plan living space.
- Modern and bright kitchen/dining room fitted with a range of cream shaker-style wall and base units, complemented by solid wood worktops and white ceramic sink. Appliances include a gas hob with extractor hood, electric fan oven, washing machine and fridge freezer.
- Versatile downstairs occasional bedroom, ideal as a home office, with a window to the side.
- Upstairs landing with access hatch to the loft, providing useful additional storage.
- Two well-proportioned double bedrooms, the larger of which benefits from a built-in wardrobe/storage cupboard.



VIEWING DETAILS

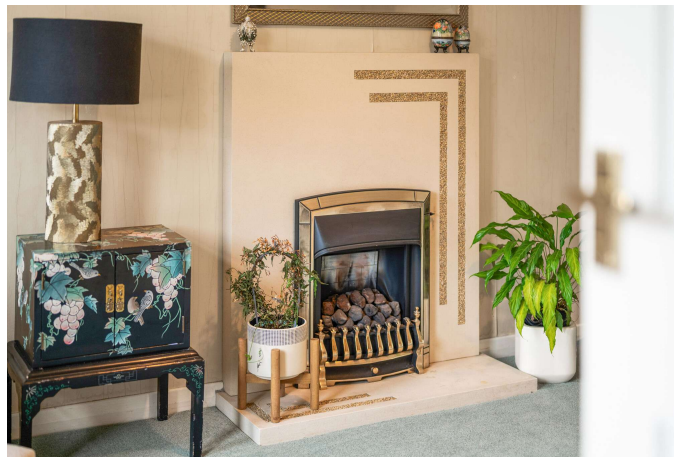
Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Luxurious fully tiled shower room fitted with a large shower enclosure with mains-pressure shower, WC, wash hand basin set within a vanity unit, and a heated towel rail.

Outside & Gardens

The private enclosed rear garden enjoys a sunny south-easterly aspect and has been attractively landscaped with a paved patio, lawn, and well-stocked borders featuring a variety of mature trees, plants and shrubs. To the side of the property, a private driveway provides off-street parking for up to two vehicles.

Location

East Craigs is a popular residential area situated between Barnton and Corstorphine in north-west Edinburgh. The location offers excellent transport links, with convenient access to the M8, M9, M90 and Edinburgh City Bypass, as well as Edinburgh Airport. Within walking distance are a medical centre, dentist, pharmacy and local supermarket, while the extensive shopping and leisure facilities at The Gyle Shopping Centre and Hermiston Gait are just a short drive away. Local leisure amenities include Drumbrae Leisure Centre, David Lloyd Leisure Club and a selection of nearby golf courses. The property falls within the catchment area for East Craigs Primary School and Craigmount High School, with regular bus services providing easy access to Edinburgh city centre.

Extras

The fitted floor coverings, kitchen appliances, light fittings, blinds and curtains are all included in the sale.

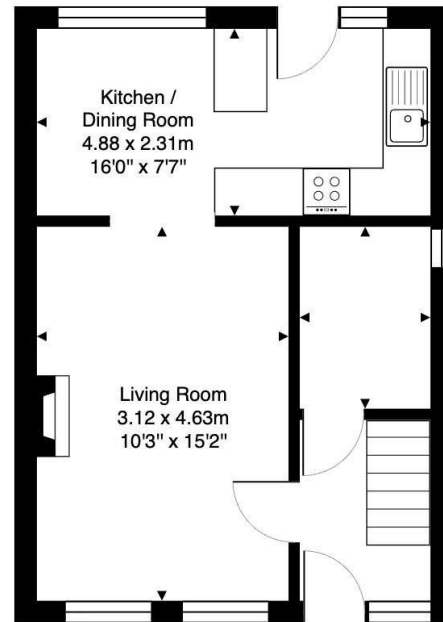
Council tax band - D



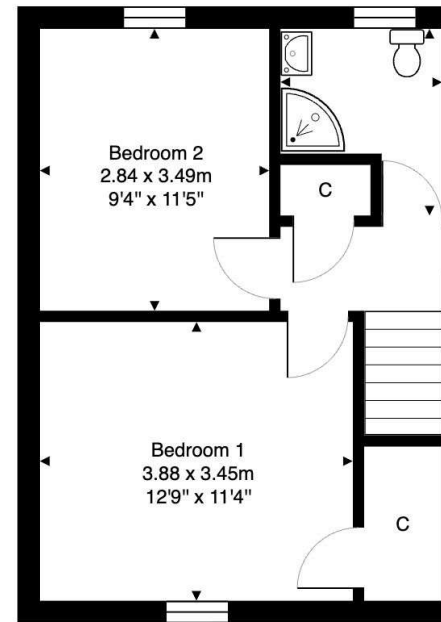




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Ground Floor



First Floor

Total Area: 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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