










## 90 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. Freshly painted throughout and fitted with new flooring, the property offers well presented 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
-  Front and side gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band - B



## Description

The accommodation briefly comprises; entrance vestibule, bright lounge/dining room, fitted kitchen with a range of base units with co-ordinated worktops and tiled splashbacks, a double bedroom, and a bathroom with a white suite and shower over the bath. Carpeted stairs from the bedroom lead to a fully floored attic, offering excellent versatility for a range of uses and also with useful eaves storage. The property further benefits from gas central heating and double glazing.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Included in the sale will be the gas hob and electric oven, washing machine and garden shed.

## Gardens and parking

A front garden with lawn welcomes you to the property and to the side is a fully enclosed gravelled 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 £35 is paid to the Residents Committee for the upkeep of the communal grounds.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

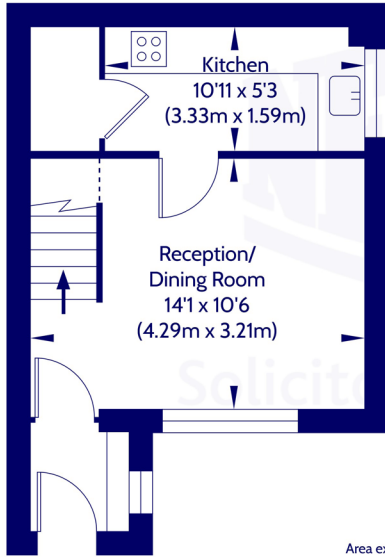
East Craigs lies to the west of Edinburgh's city centre and enjoys the convenience of local shops and services with a wider range available at The Gyle Shopping Centre and Hermiston Gait, both of which are within easy reach by way of car or public transport. A regular public transport service operates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



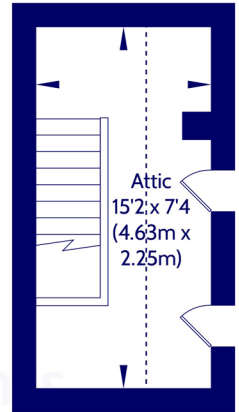
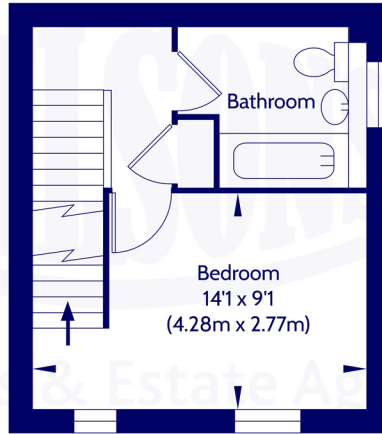


Approx. Gross Internal Floor Area 51 Sq M / 543 Sq Ft.

## 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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