



6 North Bughtlinfield,  
East Craigs, Edinburgh, EH12 8XZ

CALL US ON 0131 447 4747

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- Entrance vestibule.
- Attractive & good sized living room.
- Superb dining kitchen with some appliances.
- Door to rear to well-maintained garden.
- Upper landing with storage.
- Access to floored attic via Ramsay Ladder.
- Generously proportioned double bedroom with fitted wardrobes.
- Second double bedroom.
- Fully tiled bathroom with shower & feature lighting.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden area to front.
- Enclosed well maintained garden at rear.
- Allocated parking space at rear with electric charging point.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

A well-presented mid-terraced villa situated within a quiet and popular development in the sought after East Craigs district of the city, within a short journey to the northwest of Edinburgh City Centre. There is a range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple with the move-in accommodation.

### FACTORING NOTE:

The development is factored by the local Housing Association which has an annual charge of around £30 per annum.

### COUNCIL TAX BAND

C.

### TRAIN STATION

APPROXIMATELY 1.8 MILES TO EDINBURGH GATEWAY.

### AIRPORT

APPROXIMATELY 4 MILES TO EDINBURGH AIRPORT.

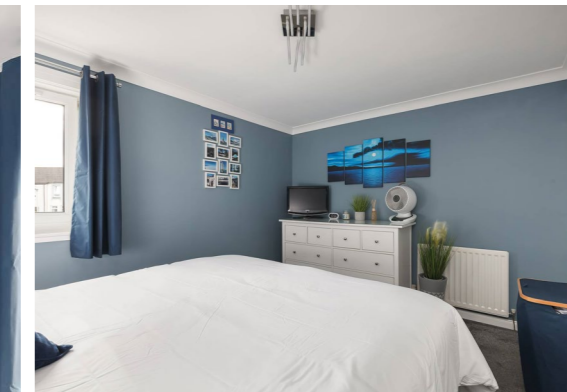
### BUSES

WITHIN 100 METRES.

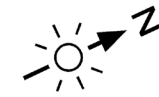
## LOCATION

Situated to the northwest of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, East Craigs the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait retail park just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area for well-regarded schools at primary and secondary level such as The Royal High School and also a selection of private schooling is available close by. An ideal location for commuters, East Craigs offers quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FIVE BURNER GAS HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING DISHWASHER, AND FRIDGE/FREEZER. THE SOFA WITHIN THE LIVING ROOM, AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND GARDEN FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.



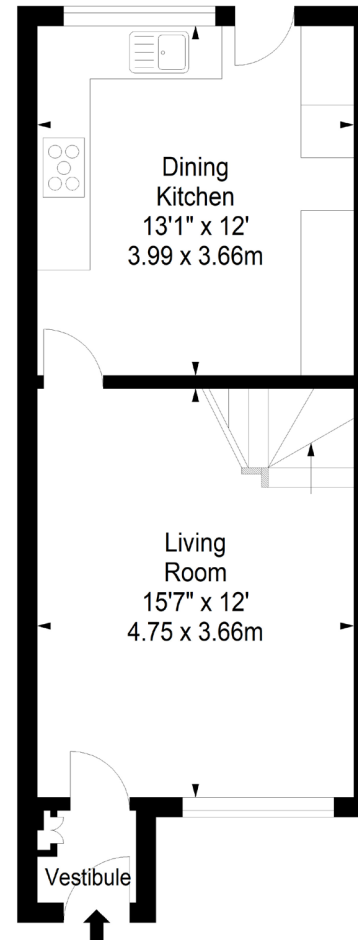
North Bughtlinfield,  
Edinburgh,  
Midlothian, EH12 8XZ



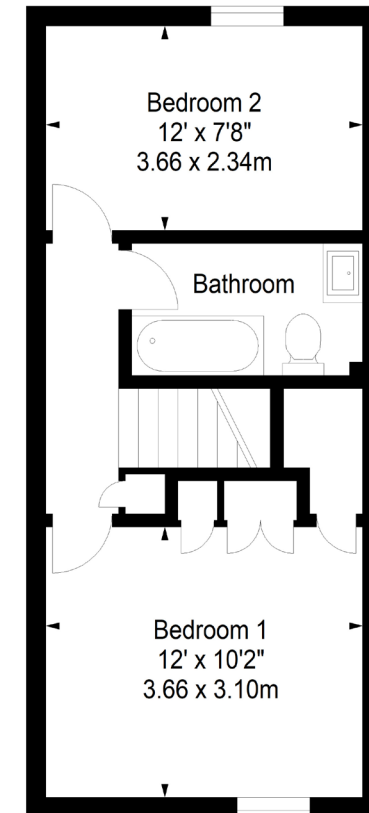
Approx. Gross Internal Area  
717 Sq Ft - 66.61 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



ENERGY PERFORMANCE  
CERTIFICATE RATING C



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.