



46 North Bughtlinside
East Craigs, EH12 8YA

deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – C



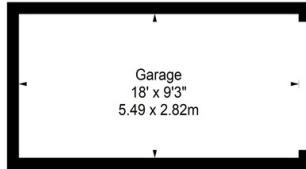
Forming part of a quiet cul-de-sac setting, this tastefully presented mid-terraced house is situated in the sought-after area of East Craigs. The property is conveniently located close to a range of everyday shopping amenities, with a wider selection of retail outlets available at the Gyle Shopping Centre. Edinburgh Gateway Railway Station and the Edinburgh Park Central tram stop are both within easy reach, providing convenient links to Edinburgh Airport and the city centre. The accommodation comprises an entrance vestibule, a spacious living room, a separate stylishly fitted kitchen, two good-sized double bedrooms, and a bathroom with a shower over the bath. Externally, the property benefits from well-maintained private gardens to the front and rear, with the rear garden enjoying a sunny aspect, creating a real suntrap and an ideal space for relaxing or outdoor entertaining. A garage provides valuable off-street parking. The property further benefits from double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher, and light shades. All appliances included in the sale are sold as seen, with no warranty provided.



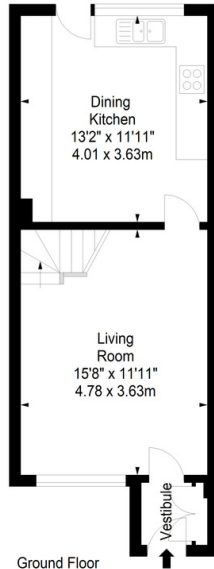
North Bughtlinside,
Edinburgh,
Midlothian, EH12 8YA



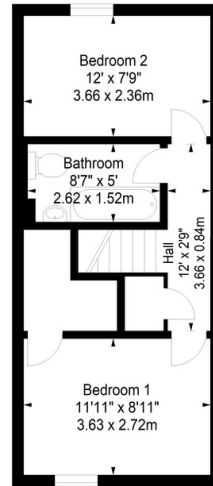
Approx. Gross Internal Area
727 Sq Ft - 67.54 Sq M
Garage
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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