










Offers Over

£280,000

18 Bughtlin Park

East Craigs | Edinburgh | EH12 8UR

Charming and generously proportioned three-bedroom end-terraced villa forming part of an established residential development within the sought-after East Craigs area. Ideally positioned close to excellent schooling, local amenities, and convenient transport links, the property is sure to appeal to a wide range of purchasers including young couples and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Garage & double driveway
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises:

Welcoming entrance hallway with a useful double cloak cupboard providing excellent storage. The bright and airy lounge/diner enjoys a dual aspect outlook with twin windows to the front and rear, allowing an abundance of natural light to flood the room. Further benefits include a handy understairs storage cupboard and an attractive electric fireplace creating a focal point. The modern, well-appointed kitchen is fitted with a range of integrated white goods and features partial tiling in splash areas, mood-setting under-unit lighting, and a stylish range of neutral-toned base and wall-mounted units.

The first-floor landing provides access to a useful linen cupboard housing the boiler, along with attic access via a Ramsay ladder. The attic is partially floored, offering valuable additional storage. The principal bedroom is a large front-facing double room benefiting from mirrored sliding wardrobes and an additional built-in cupboard. Bedroom two is another comfortable double enjoying a pleasant rear aspect, a built-in cupboard, and ample space for freestanding furniture. Bedroom three is a good-sized single room with a front-facing outlook and a deep over-stairs storage cupboard, offering flexibility as a nursery, child's bedroom, or home office. Completing the accommodation is a stylish shower room, upgraded in January 2025, and fitted with a walk-in rainfall shower, contemporary wall panelling, LED mirror, and heated towel rail.

Further benefits include Hive-controlled gas central heating and double glazing throughout.

Factor fees are payable of approximately £80 per annum.



Gardens & Parking

Externally, a double driveway to the front provides convenient off-street parking. To the rear, the private garden has been designed for low-maintenance living, featuring a resin patio, artificial lawn, sunny aspect, and excellent screening for privacy. An outdoor tap adds practicality, while the single garage benefits from power, lighting, and a remote-controlled electric door.

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.





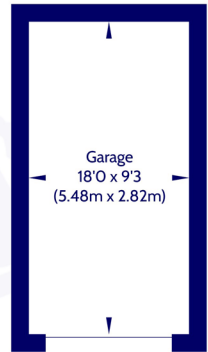
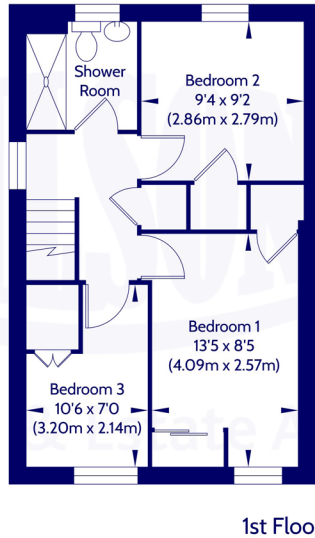
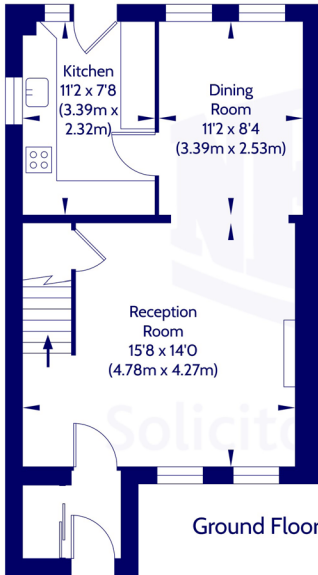
Location

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 79 Sq M / 841 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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