



Fixed Price

**£275,000**

## 3 Bughtlin Gardens

East Craigs | Edinburgh | EH12 8XB

Pleasantly positioned within a quiet pocket of the ever-popular East Craig's district, this charming three-bedroom terraced villa offers a superb blend of space, style, and convenience. With excellent local amenities, reliable transport links, and well-regarded schooling all close by, the property is ideally suited to a wide range of buyers, including growing families.

3 bedrooms

1 public room

2 bathrooms

Private garden

On-street parking

EPC Band - D

Council Tax Band - D



## Description

An inviting entrance porch leads into the impressive open-plan lounge, kitchen, and dining area – a bright and sociable space perfect for modern living. The stylish kitchen is fitted with a range of integrated appliances, a practical breakfast bar, and enjoys direct access to the rear via sliding patio doors, creating a seamless indoor-outdoor flow. The ground floor also features a generous double bedroom with wall-to-wall fitted wardrobes and a useful additional cupboard. Completing this level is a contemporary shower room, finished with full panelling, a rainfall shower, and a heated towel rail. Upstairs, the landing houses the boiler cupboard and leads to two further double bedrooms, each benefitting from full-width fitted wardrobes mirroring the style of the ground-floor bedroom. The first-floor family bathroom is fully panelled and includes a shower-over-bath.

The home further benefits from gas central heating and double glazing throughout.

Factor fees are payable of approximately £34 per calendar month



## Gardens & Parking

Externally, sliding doors open onto a private decked terrace – an ideal spot for relaxing or entertaining – whilst well-maintained communal gardens extend beyond and surround the property to the front, side, and rear. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.



## Extras

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



## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

East Craigs lies to the North 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 just a short drive away. Schools, both primary and secondary, are within comfortable walking distance and 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 within easy reach, providing easy access to the Forth Road Bridge and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine, including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.





Approx. Gross Internal Floor Area 83 Sq M / 897 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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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.



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floor plan and further information.



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