



16/6 Bughtlin Market,  
East Craigs, Edinburgh, EH12 8XP.

CALL US ON 0131 447 4747



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- Shared secure entry.
- Reception hall with excellent storage.
- Access to attic storage space.
- Utility cupboard.
- Attractive and generously proportioned living room/dining room.
- Open plan to kitchen with appliances.
- Excellent open outlook to front.
- Good sized double bedroom with built-in wardrobes.
- Further double bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double-glazing.
- Communal gardens.
- Allocated parking space.
- Some unrestricted on-street parking.



## GENERAL DESCRIPTION

A well-presented top-floor flat, on an excellent corner position, part of a modern development in the highly regarded East Craigs district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the west Edinburgh City Centre. The property would make an ideal purchase for a first time buyer or professional person/couple.

### FACTORING NOTE

The development by Redpath & Bruce at the approximate charge of £60.00 per calendar month, this covers the maintenance of all the communal areas and also the block's buildings insurance.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1.5 MILES TO EDINBURGH GATEWAY STATION.  
**AIRPORT:** APPROXIMATELY 4.1 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## 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.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, FREESTANDING DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY CUPBOARD.**



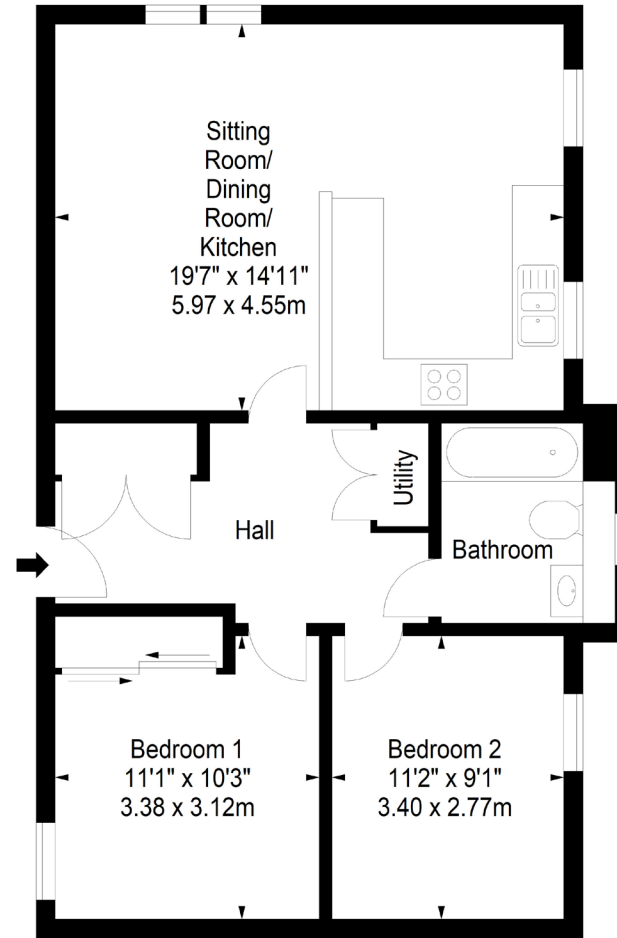




Bughtlin Market,  
Edinburgh,  
Midlothian, EH12 8XP



Approx. Gross Internal Area  
702 Sq Ft - 65.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

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.