



**15 Bughtlin Green,
East Craigs, Edinburgh, EH12 8XA**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule with excellent walk-in storage cupboard.
- Attractive living room with patio doors to rear garden.
- Storage cupboards.
- Cloakroom/WC.
- Modern fitted kitchen with appliances.
- Good sized double bedroom with built-in mirrored wardrobes on ground level.
- Carpeted staircase leading to upper level.
- Upper landing with storage.
- Two further double bedrooms one with storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private gardens to front and rear.
- Ample on-street parking.



GENERAL DESCRIPTION

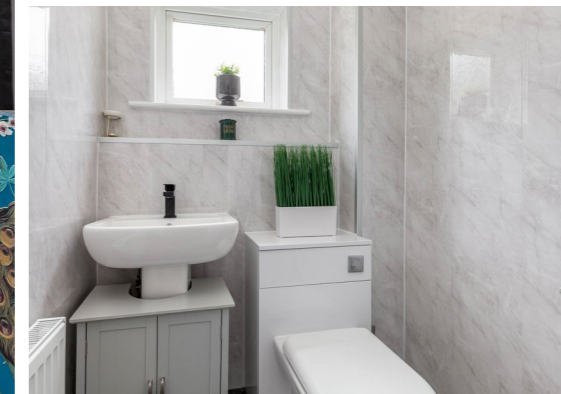
A well-presented mid-terraced villa situated within the popular East Craigs district of the city perfectly positioned for access into Edinburgh City Centre and an excellent range of local amenities. The property is an ideal commuter base with its close proximity to the City Bypass and motorway network and would make an ideal family home in a great location.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2 MILES TO EDINBURGH GATEWAY STATION.
AIRPORT: APPROXIMATELY 4.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

East Craigs is a desirable residential area of the capital lying on the north western edge of the city. Princes Street and the city centre (approximately 5 miles) are readily accessible via regular public transport services and, in the opposite direction, the city bypass, central motorway network, the Queensferry Crossing and Edinburgh International Airport are all within a short drive. Whilst East Craigs itself plays host to a range of shops and services including a supermarket, a pharmacy, a takeaway, a medical and a dental practice, neighbouring Corstorphine boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco and Morrisons all, for the most part, within walking distance, as are Edinburgh Business Park and the Royal Bank Headquarters at Gogar. Leisure options are plentiful. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate, Dalmeny Estate, Cramond foreshore and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools, East Craigs Primary and Craigmount High, have an excellent academic reputation.

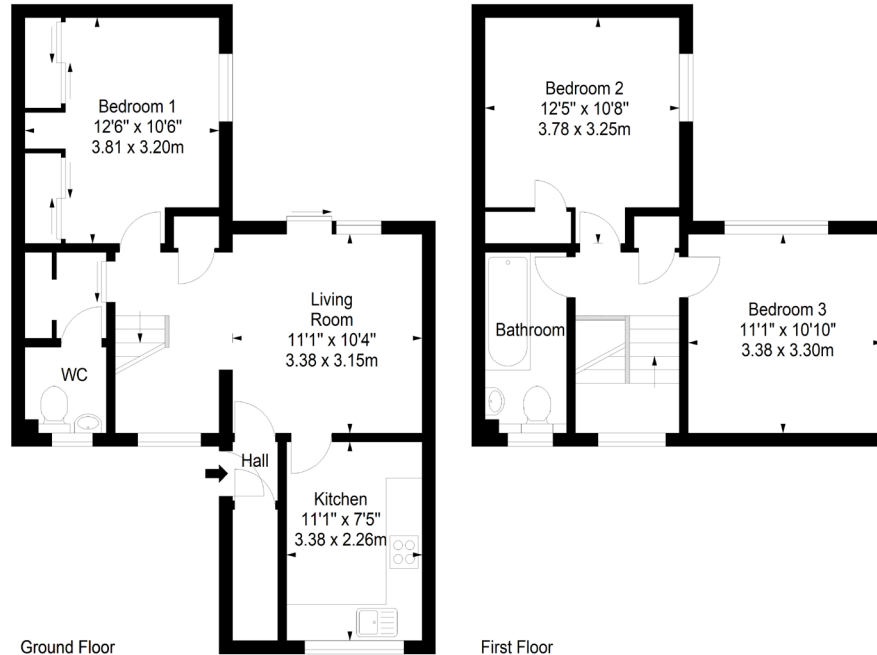
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER.



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Edinburgh,
EH12 8XA**



Approx. Gross Internal Area
863 Sq Ft - 80.17 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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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.