

**6 Bughtlin Drive
Edinburgh EH12 8UX**

Offers Over £200,000

- Large living/dining room with sliding doors to garden
- Kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods included
- Three double bedrooms
- Shower room fitted with two-piece suite and electric shower
- W.C
- Paved garden area
- Warm air heating system and double glazing
- Free on-street parking



1



3



2



EPC D



Terraced

Blair Cadell are delighted to bring to market this three-bed terraced house in the sought after East Craigs residential area. The property offers great potential and with superb local schooling would be ideal for a range of buyers.

The property comprises of a large living/dining room offering direct access to garden area through sliding doors. Kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods which are included in the sale. There are three double bedrooms with one featuring a large storage cupboard and offering access to the attic space. There is a shower room fitted with a two-piece suite and electric walk in shower, a W.C on the ground floor. The property benefits from gas warm air central heating and double glazing throughout. A garden area that is paved for easy maintenance and free on-street parking.*No warranties given for systems or appliances*

East Craigs is a popular residential area which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of facilities in neighbouring Corstorphine. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex. Leisure wise the choice is excellent and includes a range of bars and restaurants, health and sports club such as David Lloyd and Drum Brae Leisure centre which is a short walk from the property. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away

Viewing by appointment on 0131 337 1800

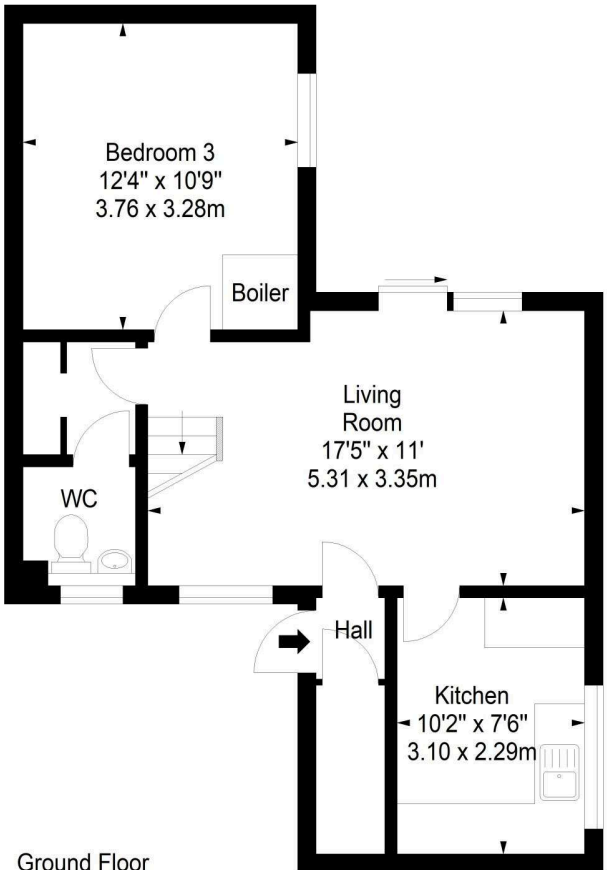
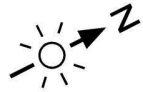




**Bughtlin Drive,
Edinburgh,
Midlothian, EH12 8UX**



Approx. Gross Internal Area
864 Sq Ft - 80.27 Sq M
For identification only. Not to scale.
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