



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**17/2 BUGHTLIN LOAN**

East Craigs, Edinburgh, EH12 8UZ





Set on the ground-floor of an established development in East Craigs, this one-bedroom flat is beautifully presented with stylish, contemporary interiors and is sure to appeal to a wealth of buyers, including first-time purchasers, professionals, couples, downsizers, and rental investors alike. The flat is situated under seven miles from the heart of the capital and benefits from excellent amenities nearby, such as shops, schools at primary and secondary level, transport links (there are two train station within 10 minutes' drive), and scenic open spaces.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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## FEATURES

- Ground-floor flat in East Craigs
- Part of an established development
- Well-presented, modern interiors
- Secure shared entrance
- Vestibule and hall (both with built-in storage)
- Open-plan kitchen/living/dining room
- Modern kitchen design
- Double bedroom with built-in storage
- Attractive bathroom with rainfall shower-over-bath
- Access to shared garden/drying green
- Ample unrestricted parking bays



"THIS GROUND-FLOOR  
FLAT IN EAST CRAIGS  
REPRESENTS A STYLISH  
CITY HOME IN A MOVE-  
IN CONDITION."





EPC RATING:



COUNCIL TAX BAND:



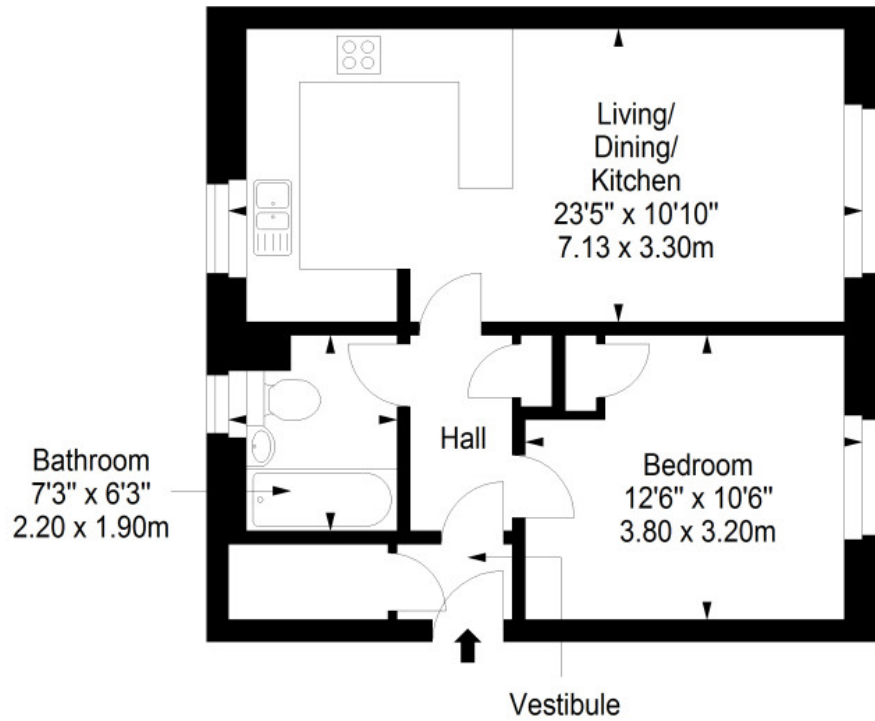
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Ground Floor  
Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

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