










Offers Over
£165,000

8/1 Bughtlin Drive

East Craigs | Edinburgh | EH12 8UX

This recently upgraded, ground floor flat is quietly situated in a cul de sac setting, within the sought after East Craigs district of the city, convenient for access to excellent transport links and local amenities. Freshly decorated and offering two public rooms and two bedrooms, this spacious apartment is sure to appeal to a variety of buyers.

-  2 public rooms
-  2 bedrooms
-  Bathroom
-  Communal drying green
-  Unrestricted parking
-  EPC rating – C
-  Council tax band - C

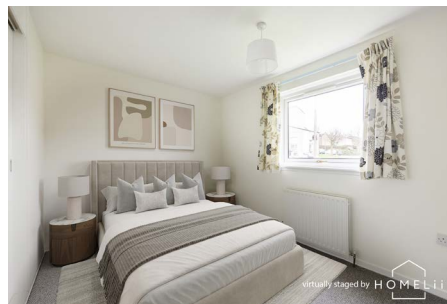


Description

Conveniently located on the ground floor, the well proportioned accommodation briefly comprises entrance hall with two storage cupboards, bright, dual aspect lounge with handy cupboard, open plan to brand new kitchen with gas hob and electric oven, dining room with storage, two double bedrooms both with built in wardrobes, and a bathroom with recently installed shower over bath.

The property further benefits from gas central heating and double glazing. Recent upgrades to the property include a new kitchen/boiler/fuseboard and the property has been freshly decorated throughout along with new flooring and carpets.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings are included along with the new gas hob and electric oven.

Gardens and Parking

The property has a shared drying green to the rear and unrestricted parking.

Factoring

The property is factored by Trinity Factors and is approximately £303 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





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.

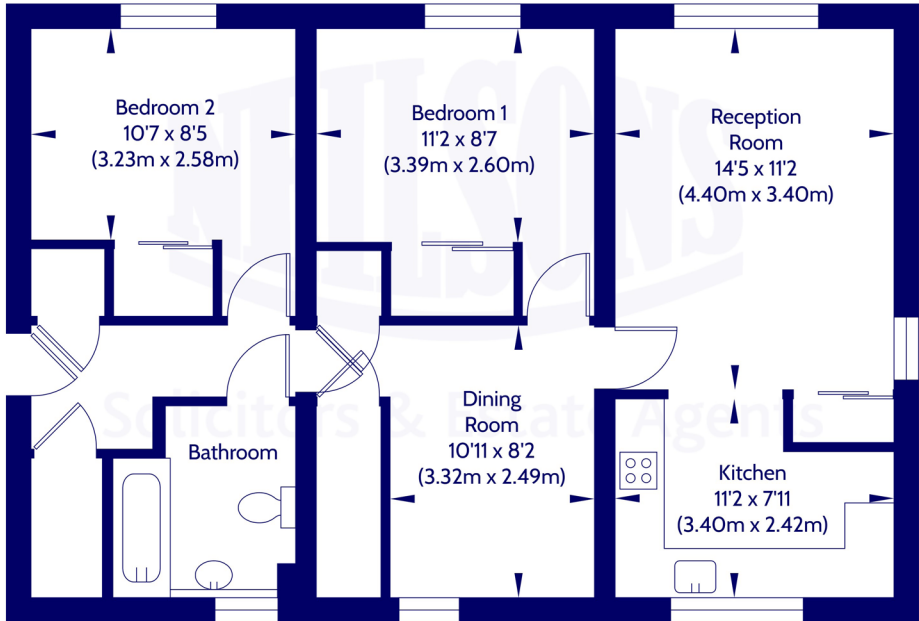


Approx. Internal Area 72.89 Sq M / 785 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024

Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138 St John's Road
Edinburgh

Property Department

142 St John's Road
Edinburgh

City Centre

2a Picardy Place
Edinburgh

South Queensferry

37 High Street
South Queensferry

Bonnyrigg

72 High Street
Bonnyrigg

