










Offers Over
£275,000

41 North Bughtlinside

East Craigs | Edinburgh | EH12 8YA

A rarely available, semi-detached house quietly located in the popular residential district of East Craigs. Within easy reach of the City Centre and close to local amenities and excellent transport links, this property offers fantastic family accommodation and early viewing is recommended.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Rear garden
-  Garage & driveway
-  EPC rating – C
-  Council tax band- E

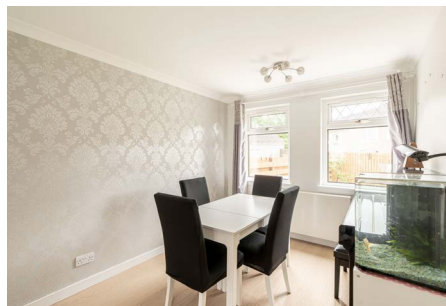


Description

The property is well presented throughout and is laid out over two levels. Downstairs the accommodation briefly comprises of entrance vestibule, bright lounge with fireplace, open plan to the dining room which in turn leads through to the recently fitted kitchen, with a range of sleek white units with wooden worktops, a large walk in storage cupboard with light (which can also be accessed from the vestibule) and a door to the rear garden.

Moving upstairs, the hall is naturally lit and has a storage cupboard, the principal bedroom has a built in wardrobe and shelving, there are two further bedrooms, and completing the accommodation is a bathroom with shower over the bath. There is also attic space offering further storage.

The property further benefits from gas central heating and double glazing, and the boiler was replaced in 2023.



Extras

All fixtures and fittings plus the induction hob, electric oven, microwave, fridge/freezer, washing machine and dishwasher will be included in the sale.

Gardens & Parking

To the rear is a fully enclosed garden, mainly laid to lawn with a patio area, offering a great space for outdoor dining in the warmer months and a safe space for children and pets to play. There is an attached garage which can be accessed from the garden, a large driveway offering off street parking and on street parking is also available.

Viewing

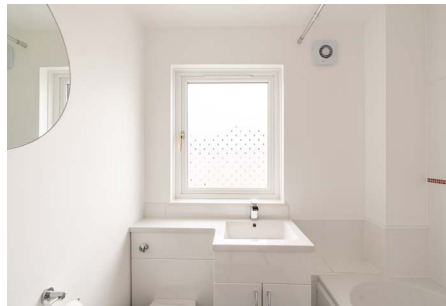
By appointment through Neilsons (0131 625 2222).





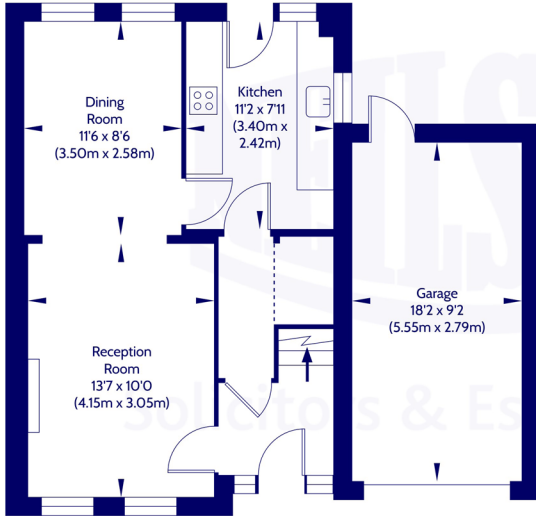
Location

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. Excellent schooling can be found in the area from nursery to senior level.

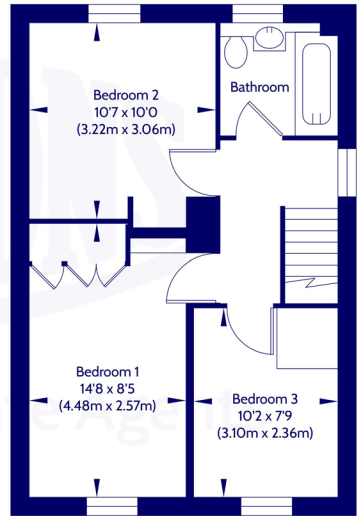




Approx. Gross Internal Floor Area 79.46 Sq M / 855 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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