










Offers Over

**£200,000**

## 58 North Bughtlin Gate

East Craigs | Edinburgh | EH12 8XL

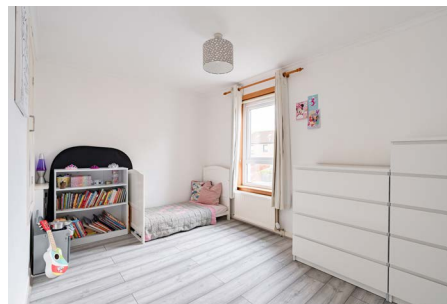
This spacious and well presented terraced villa with private gardens and allocated parking forms part of an established residential area close to local amenities and commuting links. The property which is presented to the market in true move-in condition will undoubtedly appeal to the professionals or growing families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The attractive accommodation in brief comprises; welcoming entrance vestibule, light and airy reception/ dining room, well proportioned modern fitted kitchen with door accessing rear garden, two generously proportioned double bedrooms with fitted cupboards and contemporary bathroom with three-piece suite with electric shower over bath. Further benefits include gas central heating (new boiler installed 2022) and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine, fridge and freezer.

## Gardens & Parking

The well maintained private garden to the rear is fully enclosed with patio and artificial grass, making it the perfect place to enjoy outside dining/relaxing. There is also an allocated parking space as well as ample on-street parking can be found in the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





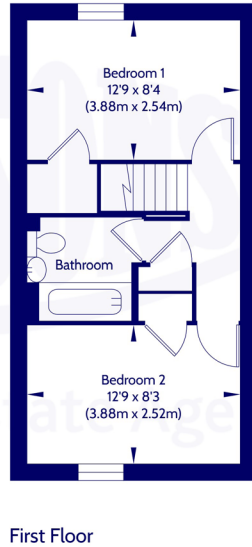
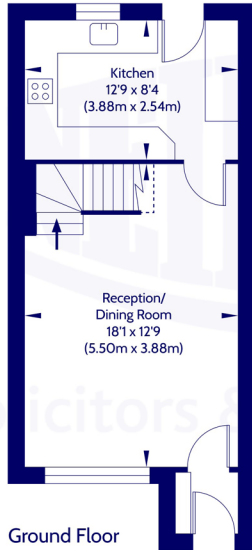
## Location

East Craigs lies to the North of Edinburgh's 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 just a short drive away. Schools, both primary and secondary, are within comfortable walking distance and 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 within easy reach, providing easy access to the Forth Road Bridge and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine, including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.





Approx. Gross Internal Floor Area 64.11 Sq M / 690 Sq Ft.



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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