





## 4 Bugtlin Drive, Edinburgh, EH12 8UX

### Description

Well-presented, three double bedroom terraced villa with private front and rear gardens. It offers spacious family or flexible accommodation over two levels. It also benefits from gas central heating and double glazing.

The accommodation comprises:

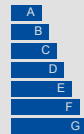
- Breakfasting kitchen fitted with a range of modern oak effect units with marble effect worktops with inset stainless-steel sink, breakfast bar, and appliances including range style gas cooker, with double electric ovens and extractor hood, washing machine and undercounter fridge.
- Spacious living room with feature fireplace, balanced flue gas fire and sliding patio doors to the rear courtyard garden
- Generously proportioned downstairs double bedroom which could alternatively be utilised as a home office or dining room
- Luxurious downstairs shower room which is fully tiled with natural marble tiles with large walk-in shower enclosure, WC, heated towel rail and fitted furniture with inset wash basin
- Upstairs landing with storage cupboard housing the central heating boiler
- Two further good sized double bedrooms, one of which has a storage cupboard, the other has freestanding triple wardrobes which are included in the sale
- Family bathroom with tiled walls and tiled flooring, WC, heated towel rail, shower bath with shower over and pedestal wash basin



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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### Outside & Gardens

The small rear garden is paved and designed for low maintenance. It also has access to a large shared garden, which is mostly laid to lawn, with landscaped shrubs and trees. Small landscaped garden to the front. There is unrestricted on street parking outside the property.

### Location

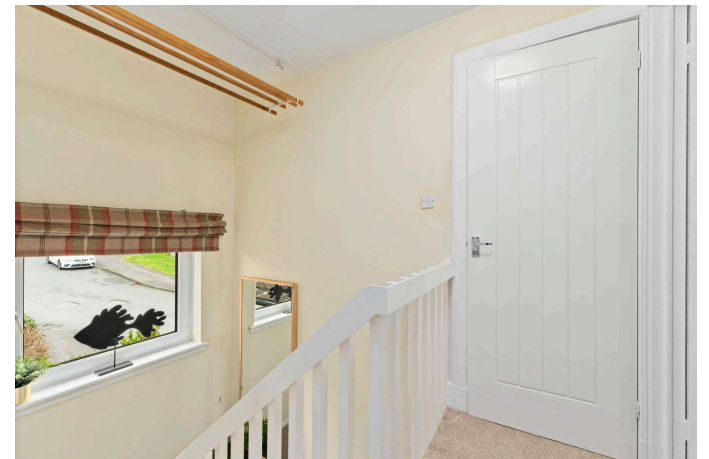
East Craigs is a predominantly residential area located between Barnton and Corstorphine in North West Edinburgh. Its position allows for excellent access to the main motorway networks (M8, M90, M9 and bypass connections) and Edinburgh Airport. Within walking distance there is a Medical Centre, Dentist, Chemist and small supermarket. The extensive shopping facilities at the Gyle Shopping Centre and Hermiston Gait are within a few minutes' drive. Local leisure facilities include Drumbrae and the David Lloyd Leisure Centres and a choice of golf courses. It is in the catchment area for East Craigs Primary School and Craigmount High School. There is a frequent bus service operating nearby to the City Centre.

### Extras

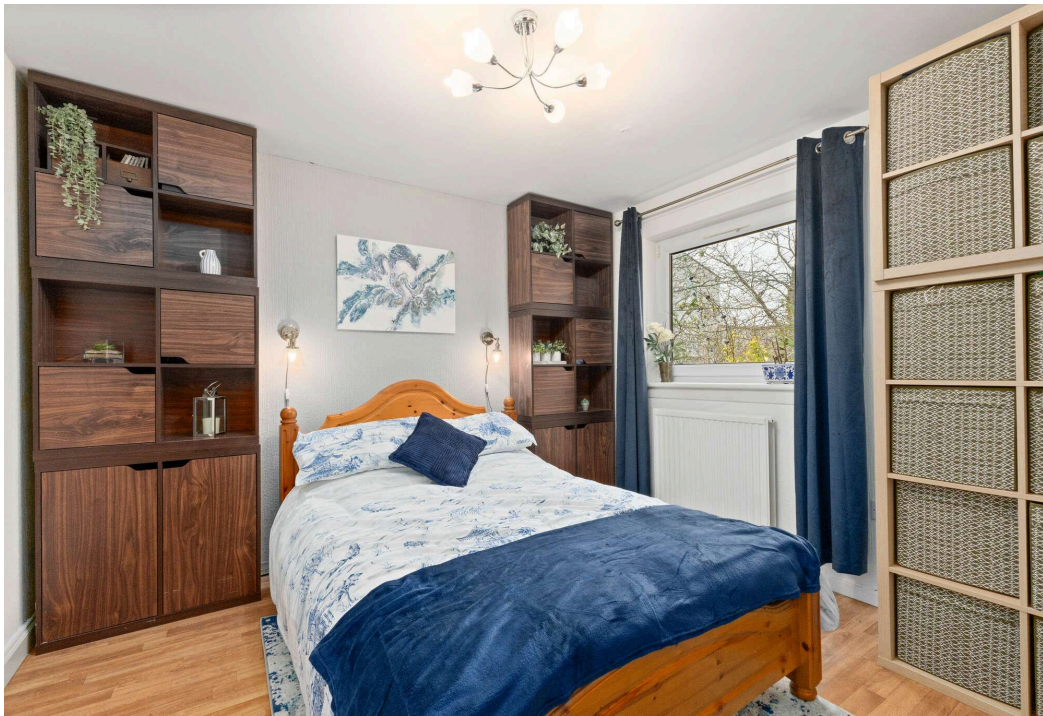
The fixed floor coverings, fitted triple bedroom wardrobes and kitchen appliances are included in the sale. The curtains and blinds are excluded from the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





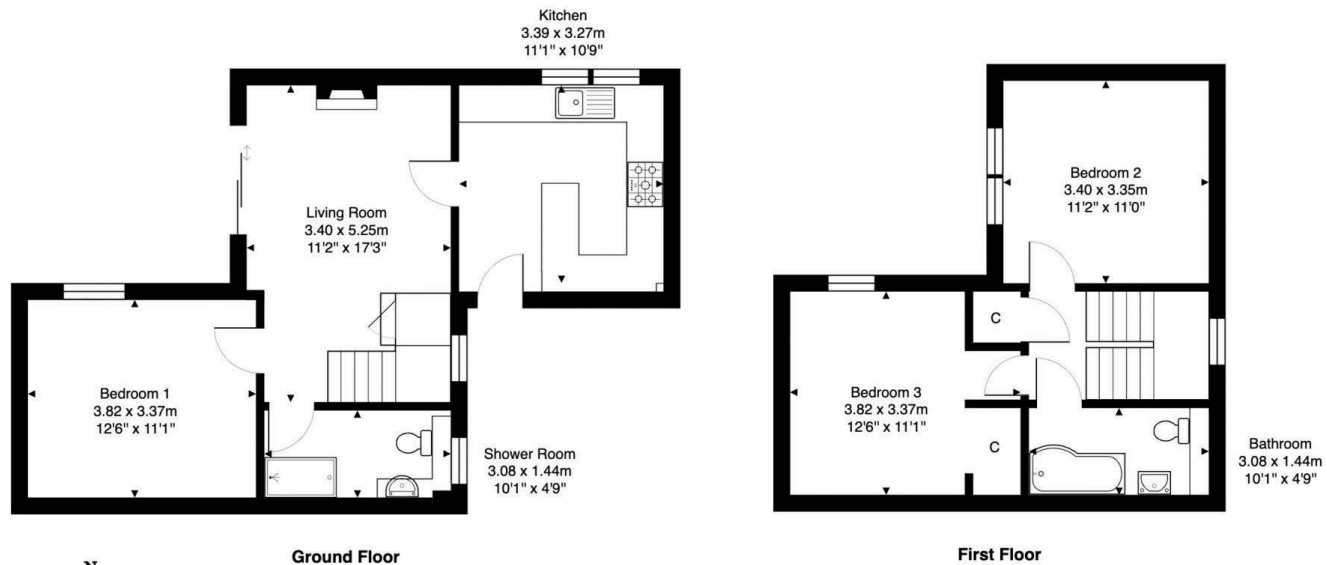








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**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

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