

COULTERS[©]

15 BUGHTLIN GARDENS

EAST CRAIGS, EDINBURGH, EH12 8XB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned at the end of a peaceful cul de sac, 15 Bughtlin Gardens is a well-presented terraced home that benefits from a pleasant outlook over the surrounding park and woodland. Forming part of a well-established residential area of East Craigs, the property is well-located for easy access to excellent road networks and public transport links and is just a short walk to both primary and secondary schooling.

The accommodation is set over two levels and on the ground floor comprises - an entrance vestibule; large sitting/dining room and adjoining conservatory with built-in seating; fitted kitchen with ample worktops and cabinetry; a double bedroom with built-in wardrobes and a fully tiled shower room.

KEY FEATURES



Spacious mid-terraced family home.



Peaceful position overlooking parkland.



Fully enclosed private garden.



Unrestricted on-street parking.



Excellent transport links nearby.



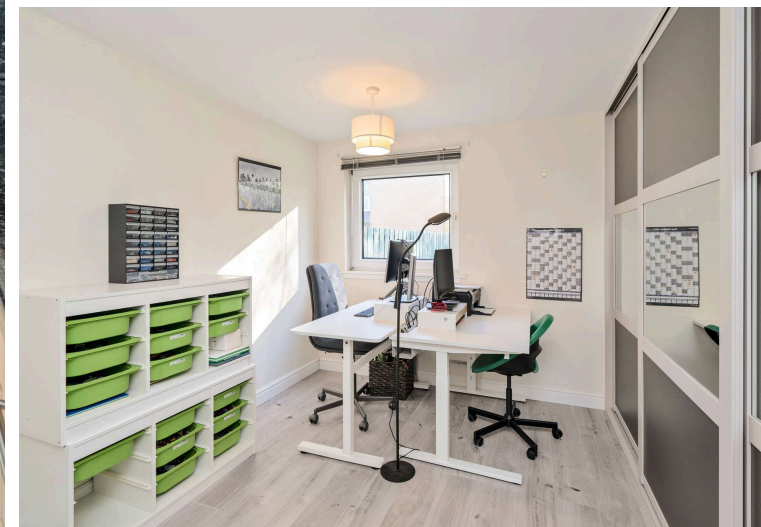
Walking distance from local schools.



EPC Rating - D



Council Tax Band - E



Upstairs, there are two further double bedrooms and a bright family bathroom with bath, shower attachment, wash hand basin, WC and chrome heated towel rail. A hatch to the loft is also accessed from the bathroom.

The property is fitted with gas central heating and double glazed windows.

There is a sunny private garden to the rear of the property which is fully paved for ease of maintenance. The space is fully enclosed and there is also a garden shed. Unrestricted on street parking is available.

A quarterly payment of approximately £70 is payable to Curb for grounds maintenance around the development.





THE LOCAL AREA

East Craigs is a popular residential area located to the west of Edinburgh city centre. It is well-regarded for its excellent transport connections, variety of amenities, and diverse housing options, making it a sought-after location for families, professionals, and retirees alike. The area is well-served by multiple bus routes that provide direct access to the city centre, Edinburgh Airport, and the tram network, making it a convenient spot for commuters or frequent travellers. For drivers, East Craigs benefits from close proximity to key road links such as the M8, M9, and City Bypass, ensuring easy access to surrounding areas and beyond.

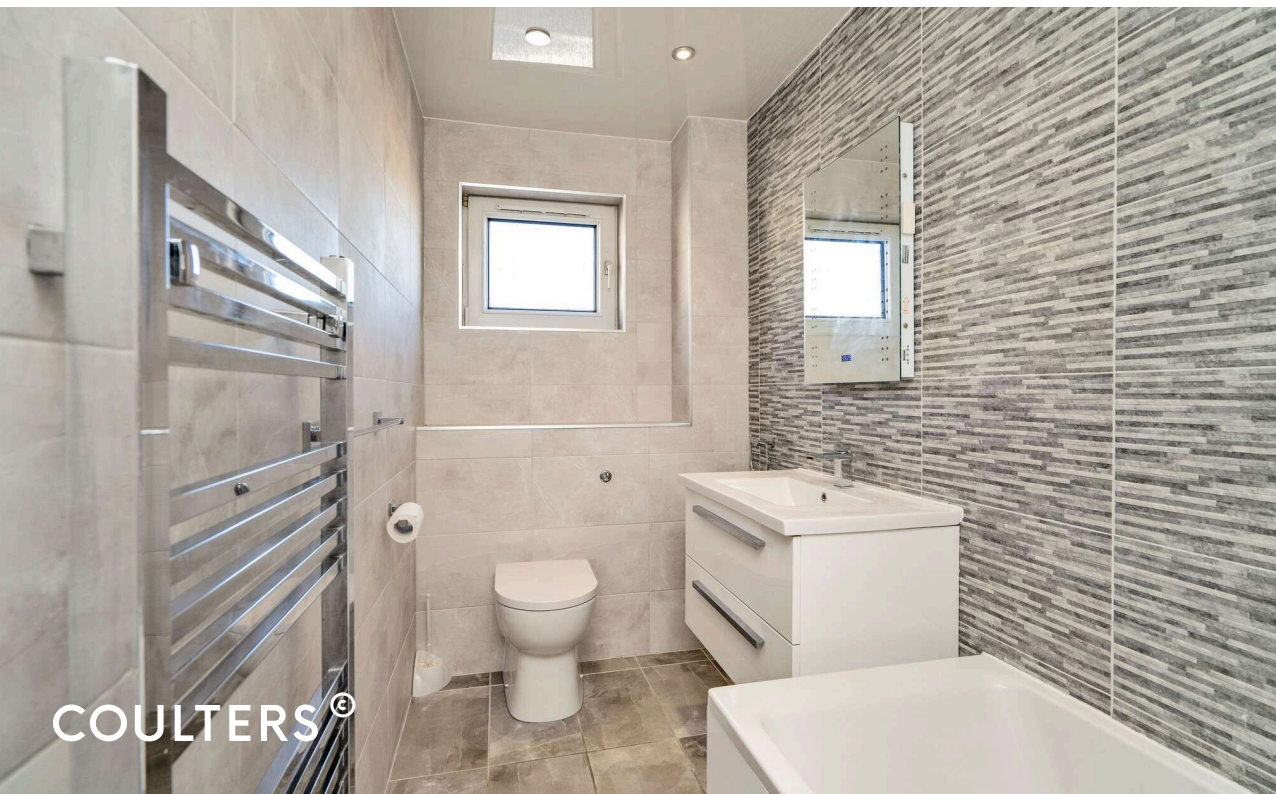
East Craigs also boasts a wide range of amenities, including supermarkets, local shops, pubs, and restaurants, along with recreational facilities. The nearby Corstorphine Hill offers scenic walks, and the picturesque shorefront at Cramond is just a short drive away.

For families, East Craigs falls within the catchment area for several well-regarded schools, making it an attractive choice for those with school-age children. Primary schools such as East Craigs Primary School are located nearby, while secondary education options include the well-established Craigmount High School.

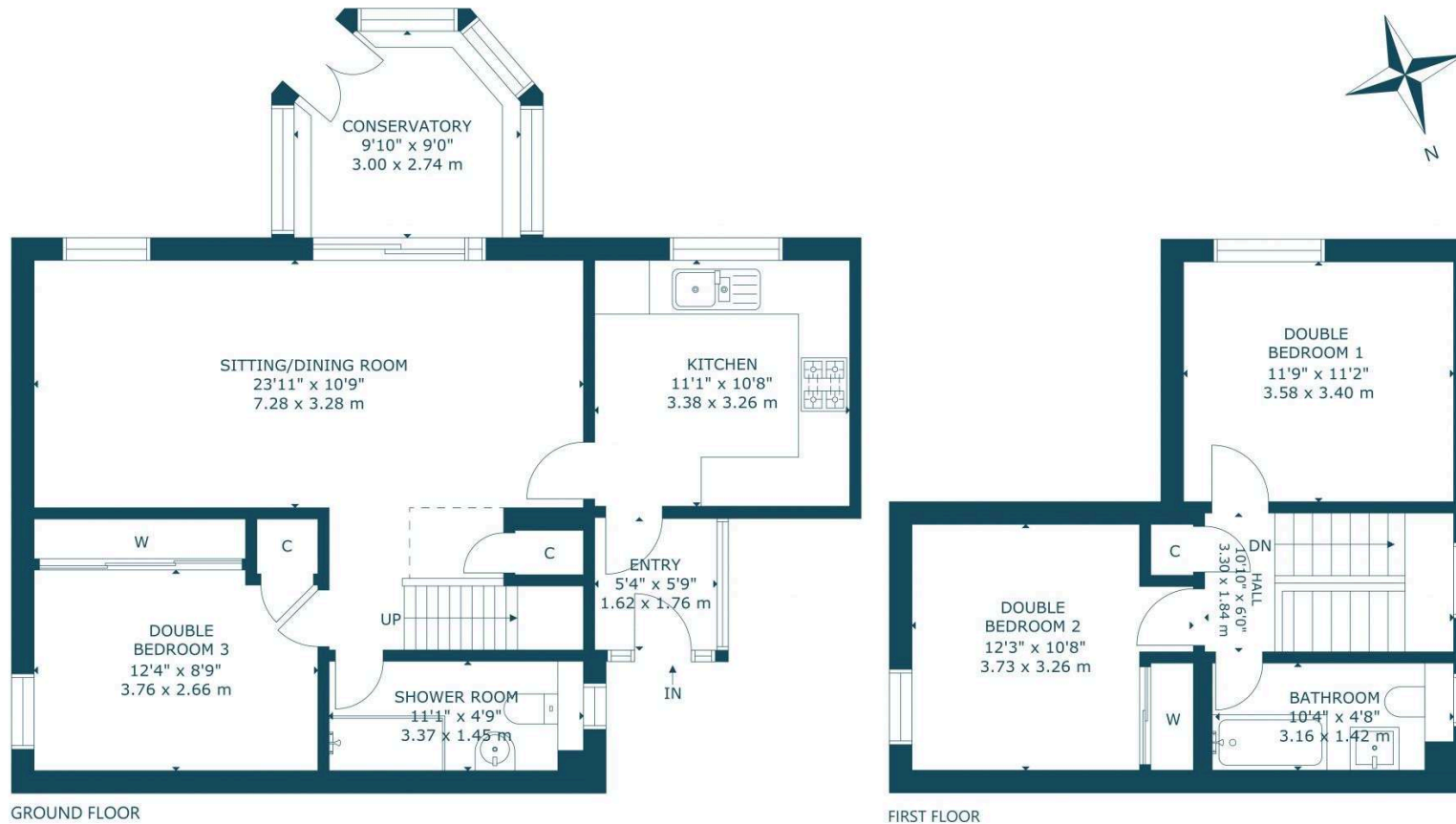
EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.

HOME REPORT VALUATION: £285,000







15 BUGHTLIN GARDENS, EDINBURGH, EH12 8XB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,175 SQ FT / 110 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.