



lindsays

84 North Bughtlinside
East Craigs, EH12 8YB

"A superb terraced villa with private garage and attractive enclosed private rear garden"

- Entrance vestibule
- Sitting room with lovely outlook
- Fitted kitchen/dining room with door to private rear garden
- Two well proportioned double bedrooms (master with large built-in wardrobe)
- Family bathroom
- Gas central heating and double glazing
- Easily maintained private front garden
- Attractive private enclosed rear garden
- Private garage
- On street parking

EPC Rating C

OFFERS OVER £200,000



Description

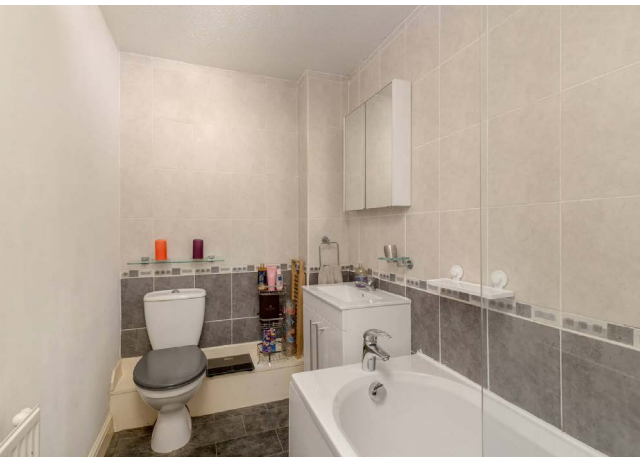
A superb terraced villa with private garage and attractive enclosed private rear garden, which enjoys lovely outlook and is situated in quiet cul-de-sac in popular and established residential area. The property is well presented throughout and in brief accommodation comprises; entrance vestibule; bright sitting room with lovely outlook; kitchen/dining room with recently fitted double glazed door which gives access to private rear garden which is enclosed and is ideal for entertaining. There are two well proportioned double bedrooms (master with large built-in wardrobe) and a family bathroom. The property benefits from gas central heating, double glazing and a private garage which provided excellent storage. To the front of the property there is an easily maintained private garden and to the rear of the property there is an attractive easily maintained private garden which is predominantly laid to lawn.

Area

East Craigs is a desirable residential area of the capital lying on the northwestern outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. The Gyle Shopping Centre and Hermiston Gait are also within proximity, where you will find Marks & Spencer, Morrisons, Tesco and B&Q. Small specialty shops and a variety of high street stores are all represented. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are in abundance. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

Viewing

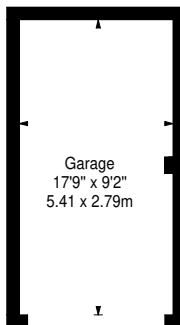
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



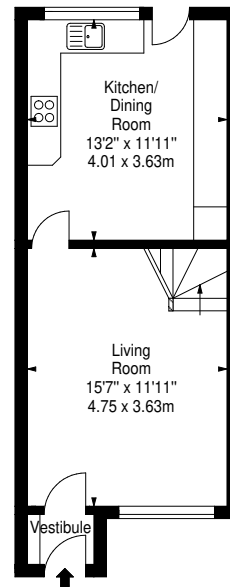
North Bught/inside,
Edinburgh,
Midlothian, EH12 8YB



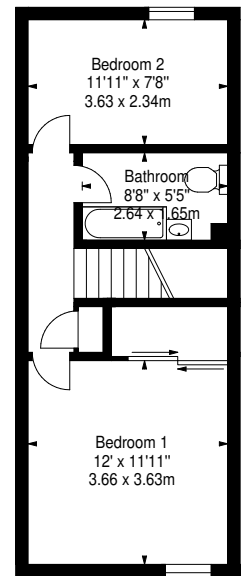
Approx. Gross Internal Area
758 Sq Ft - 70.42 Sq M
Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.