



**62 North Bughtlinside, East Craigs,
Edinburgh, EH12 8YB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

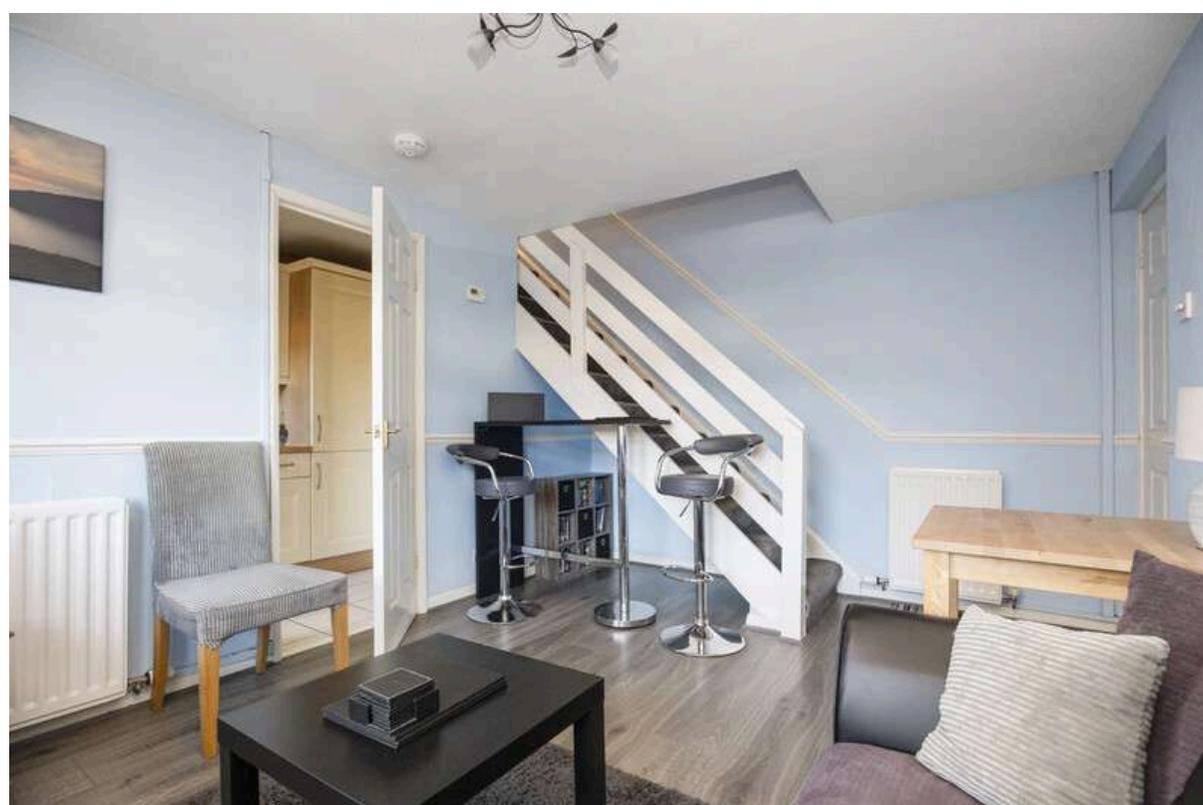
ATTRACTIVE

ONE BEDROOM END-TERRACE HOUSE



This attractive, one-bedroom, end-terrace house is situated in an established and peaceful development in the popular East Craigs area, west of the city, close to excellent amenities, Gyle Shopping Centre, Cramond beach and quick access to the By-pass and M8. The property has been well maintained and is in walk-in condition. The accommodation is over two floors, with an entrance vestibule, a bright living room, with twin windows, a smart kitchen, with a good range of neutral coloured fitted units, appliances and a walk-in cupboard. On the upper floor there is a double bedroom, with double aspect windows and a fitted wardrobe, a nice modern bathroom and the landing has a cupboard, housing the boiler, and access to the attic. To the front of the property there is a pretty, enclosed garden, with pebbles and a patio area and to the rear there is an enclosed garden, with gravel and a patio area. There is an allocated parking space to the side of the property.

- Vestibule
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Attic
- Double glazing
- Gas central heating
- Garden to the front and rear
- Allocated parking





EAST CRAIGS

East Craigs lies approximately six miles to the west of Edinburgh City Centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling 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 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 and a variety of reputable golf courses.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

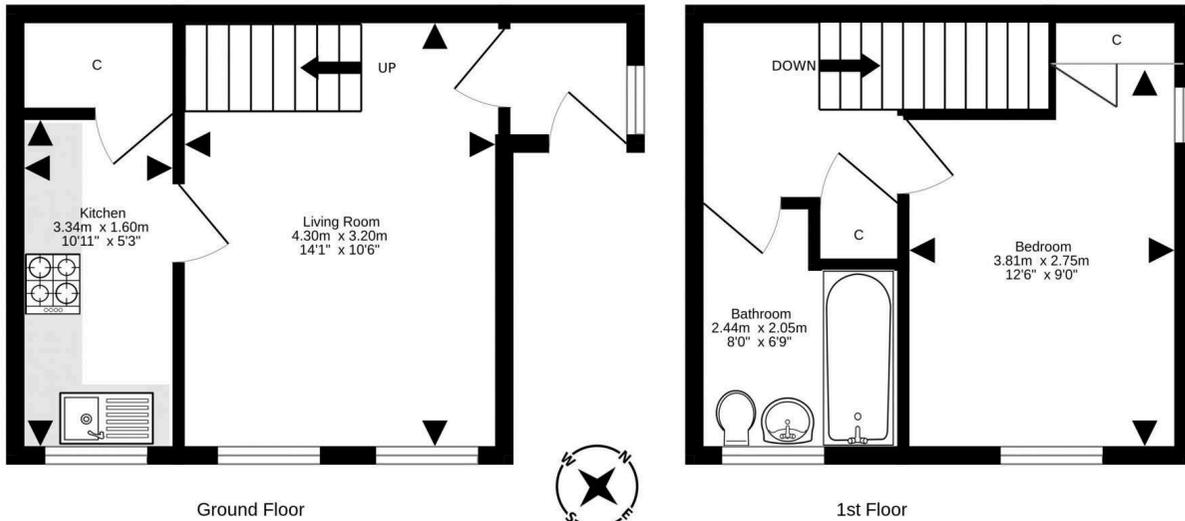
B

Home Report Valuation

£165,000

EPC Rating

C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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