

33 NORTH BUGHTLINSIDE, EAST CRAIGS, EDINBURGH, EH12 8YA

mhdlaw LLP

Solicitors & Estate Agents
45 Queen Charlotte Street, Leith,
Edinburgh EH6 7HT
T 0131 555 0616
F 0131 553 1523
DX 550856 Leith
email edinburgh@mhdlaw.co.uk
www.mhdlaw.co.uk



A bright and spacious two bedroom, mid-terrace villa providing generous accommodation, well presented throughout and situated in a peaceful residential location in East Craigs, to the west of Edinburgh city centre.

- ATTRACTIVE MID-TERRACE VILLA
- SPACIOUS & WELL-PRESENTED ACCOMMODATION
- LIVING ROOM WITH ELECTRIC FIREPLACE
- EAT-IN KITCHEN OPENING TO GARDEN
- TWO BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- GARDEN WITH SUMMERHOUSE
- GAS CENTRAL HEATING
- DOUBLE GLAZING

**OFFERS AROUND
£150,000**

LOCATION

North Bughtinside provides a peaceful residential location in East Craigs, to the west of Edinburgh city centre and within easy reach of local amenities and transport links. There are excellent everyday amenities found close by, with several small convenience stores found on nearby Drum Brae South, with a large 24hr Tesco superstore also conveniently situated close by in Corstorphine. The further amenities of the Gyle shopping centre are within easy reach, whilst the more extensive facilities of the Hermiston Gait retail park are also close by. Regular bus services operate from the vicinity into and around the city centre, whilst the motorist can find easy access to the A8 and city bypass, in turn linking to the M8/M9, Edinburgh Airport and Forth Road Bridge.

ACCOMMODATION

GROUND FLOOR

Vestibule

Ceiling lighting and fitted carpet.

Living Room 15'6 x 11'11 (4.72m x 3.63m)

Front facing double-glazed window, electric flame-effect fireplace, space for dining, television point, telephone point, ceiling lighting and fitted carpet.

Kitchen/Breakfast Room 13' x 11'11 (3.96m x 3.63m)

Rear facing double-glazed window and door to garden, sink and drainer unit, wall mounted and low level storage units, laminate worktops with tiled splashbacks, four ring electric hob, space for an integrated oven/grill, space for appliances such as fridge/freezer and washing machine, tumble dryer or dishwasher, space for dining, ceiling lighting and tiled floor.

FIRST FLOOR

Landing

Access hatch to loft, recessed storage cupboard, ceiling lighting and fitted carpet.

Bedroom One 11'11 x 8'10 (3.63m x 2.69m)

Front facing double-glazed window, recessed storage cupboard, ceiling lighting and fitted carpet.

Bedroom Two 11'11 x 7'8 (3.63m x 2.34m)

Rear facing double-glazed window, ceiling lighting and fitted carpet.

Bathroom 8'8 x 5' (2.64m x 1.52m)

Bath with electric shower over, wash hand basin, WC, extractor fan, ceiling lighting and fitted carpet.

EXTERNAL

Garden

To the rear, predominately paved, part decked, space for dining, summerhouse, outside tap, security lighting and gate leading to street.

COUNCIL TAX BAND C

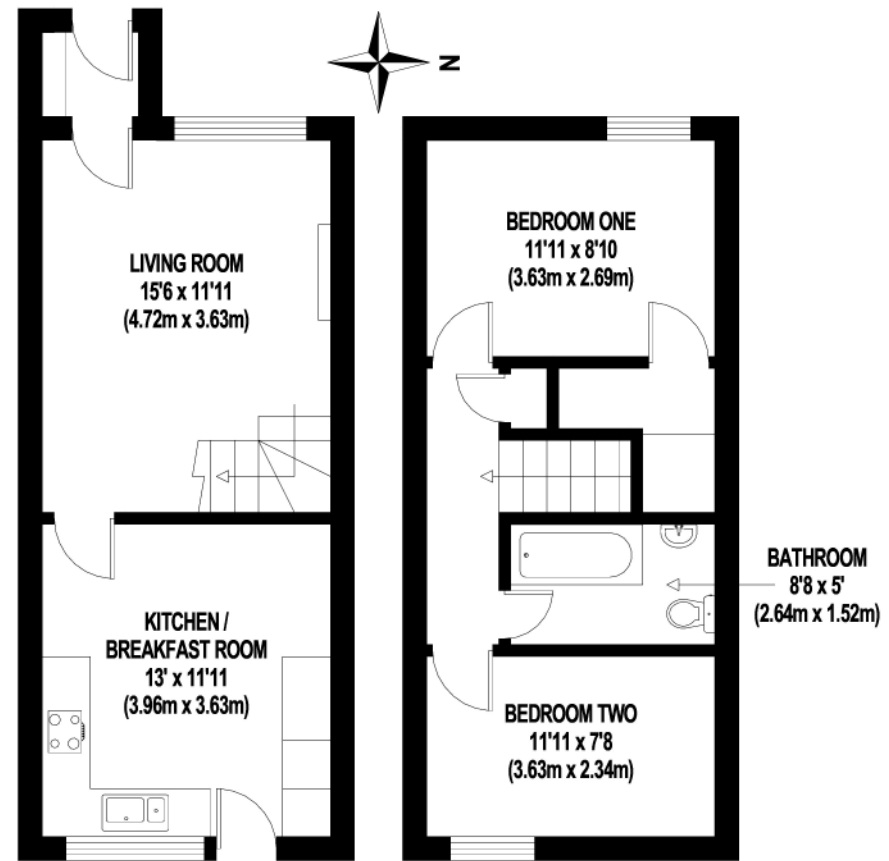
VIEWING

By appointment with owner, please telephone 07919 990893

Additional viewing times may be available via our website and espc.com.

Home Reports are available on our web site - www.mhdlaw.co.uk





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 714 SQ FT / 66 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

The particulars and plan, if applicable, are prepared in good faith and believed to be correct but do not convey any rights, guarantees or warranties and intending purchasers must satisfy themselves by inspection. They will not form part of any contract (unless expressly stated to the contrary in any such contract and only to the extent so stated) and no statements or information given by any staff of this firm in connection therewith shall imply any guarantee or warranty.