

Flat 5, 21 Bughtlin Gardens

EAST CRAIGS, EDINBURGH, EH12 8XB



Fantastic top-floor one-bedroom apartment that is offered to the market in excellent condition



0131 524 9797



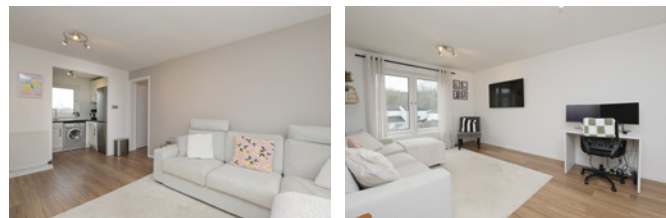
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McEwan Fraser is delighted to present this fantastic top-floor one-bedroom apartment that is offered to the market in excellent condition. In addition to contemporary modern décor, the property has plenty of integrated storage space, gas central heating, double glazing, a communal drying green, and ample parking in the immediate area. This would be an ideal first-time buy or sound buy-to-let investment and internal viewing is highly recommended.

THE LIVING ROOM



Accommodation is focused on a spacious living room which has huge levels of natural light and plenty of space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal living space.

THE KITCHEN



The adjacent kitchen has made excellent use of the available space and includes a range of base and wall-mounted units which are set against a tiled splashback. Gas hob and electric oven are integrated.





The bedroom is a well-proportioned double with plenty of space for a full suite of freestanding bedroom furniture. The accommodation is completed by a shower room which has beautiful contemporary tiling, natural light, and a white suite.

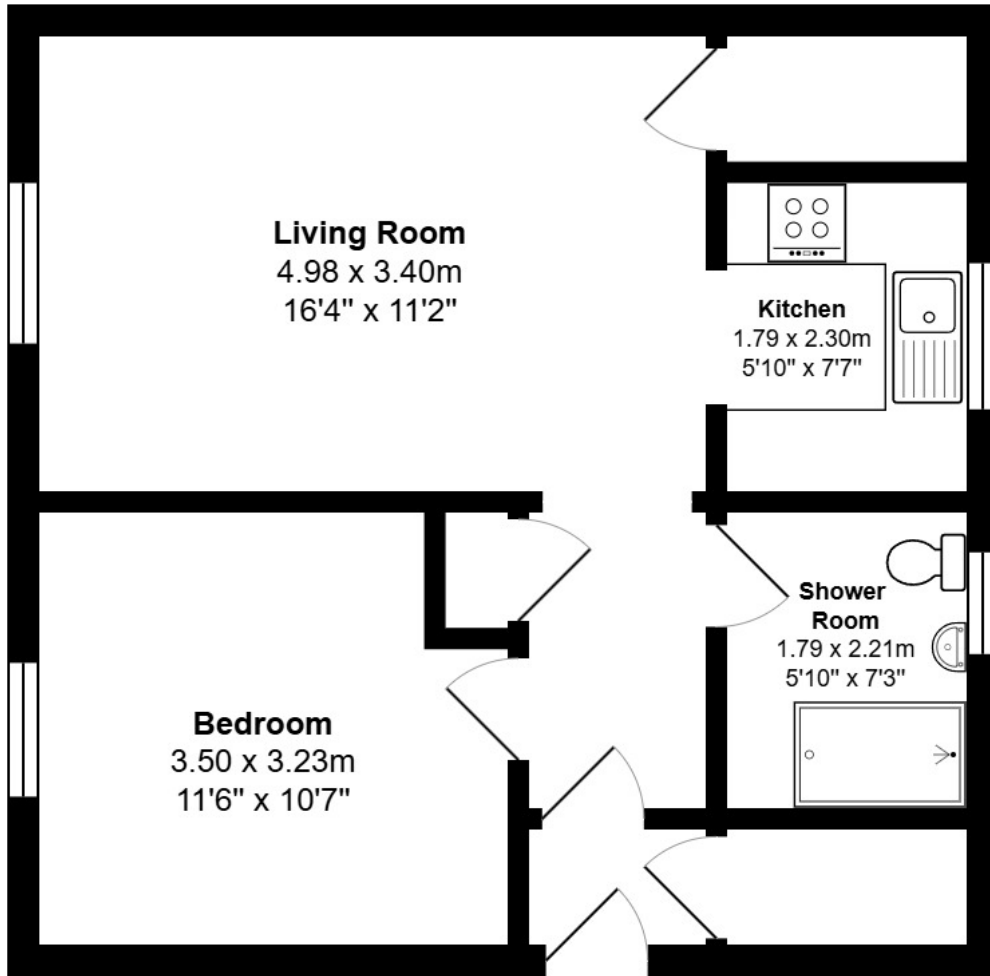
THE SHOWER ROOM



THE BEDROOM

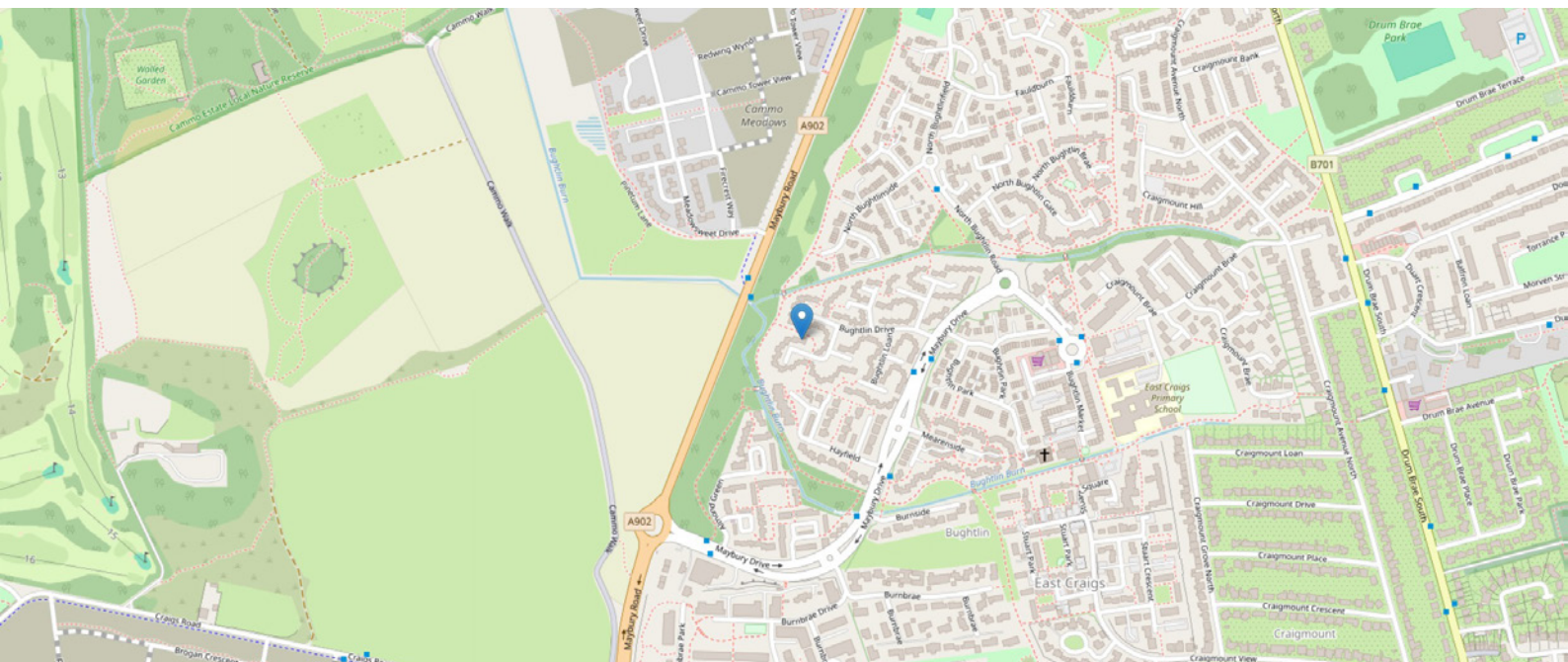


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 49m² | EPC Rating: C



THE LOCATION

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 bypass, the 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 speciality 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.



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