



Fixed Price £235,000

Postcode: EH12 8UR

Bedrooms: 2

Council Tax: Band C



Excellent, two-bedroom starter home with garden and garage in move-in condition. A step on the ladder?

Wonderful opportunity to purchase an excellent, two-bedroom starter home. It's the ideal home for a young couple, a single-parent, a small family or perhaps someone looking to downsize; and it's in brilliant condition, ready for its new owners to simply move in.

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Mattac | 93 George Street, Edinburgh EH2 3ES | Tel: 0131 510 8740 | Fax: 0131 510 8750 | info@mattac.legal

No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

29 Bughtlin Park, Edinburgh



Located in the popular Bughtlin area on the west side of Edinburgh, it's close to the Gyle, Gogarburn and the airport (but, importantly, it's not under the flightpath!). The property is pleasingly decorated and it has been well-maintained. The kitchen and fully-tiled bathroom have both been sensibly modernised to a high standard, with the bathroom featuring an over-bath shower; and the terraced back garden provides a lovely, private, low maintenance, outdoor space. There's plenty of storage with the loft; and the property also comes with a separate garage set slightly along the street.



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29 Bughtlin Park, Edinburgh



There's a local shop and a separate pharmacy only about 100 yards from the front door; and the large food halls in Morrison's, and Marks and Spencer at the Gyle Centre are only a couple of minutes away by car. Single parents or small families may value the convenience of having both primary and secondary schools within easy walking distance.

The property benefits from gas central heating with a combi boiler and modern double-glazing. The kitchen appliances, including the dishwasher and American-style fridge-freezer, are included in the price.



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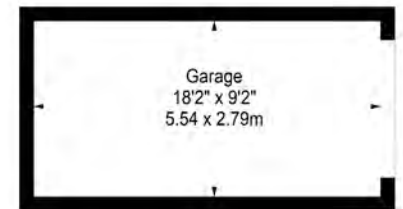
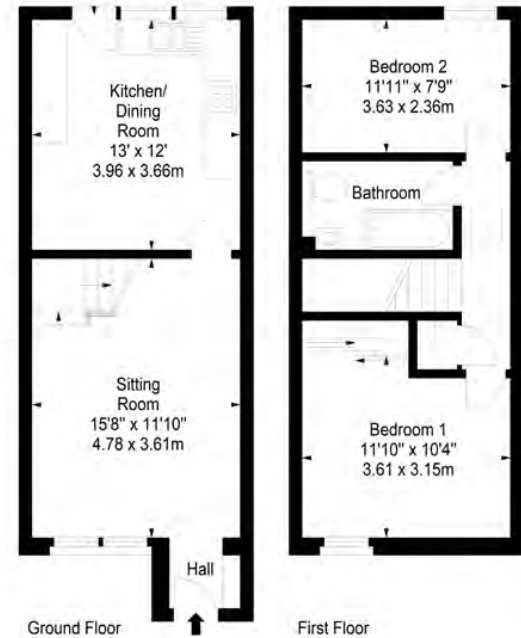
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Features

Gas central heating and double-glazing.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

All light fittings window coverings and kitchen appliances are included in the price. No warranty will be provided in respect of the kitchen appliances.