



7 North Bughtlinrig, East Craigs, Edinburgh, EH12 8XY

Light and Tastefully Presented, Two-Bedroom, Mid-Terrace House

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Property Description

Light and tastefully presented, two-bedroom, mid-terrace house, with front and rear gardens and an allocated parking space.

Set 'off-street', in the quiet and sought-after residential area of East Craigs, west of Edinburgh city centre.

Comprises an entrance porch, living room, dining/kitchen, two bedrooms and a family bathroom.

Highlights include a fitted kitchen, with a full range of appliances, a modern bathroom, contemporary flooring, gas central heating, double glazing and good storage, including a loft space.

Externally, there are well-maintained, low-maintenance gardens to the front and rear, including a synthetic lawn, patios and a shed.

A residential car park is accessed to the rear, whilst the open green space of Fauldburn Park is set adjacent to the cul-de-sac.

A welcoming entrance porch provides space for outerwear and leads into a tastefully presented, front-facing living room. Fitted with modern, wood-effect flooring and a feature fireplace, the bright reception room offers plenty of space for freestanding furniture. Conveniently accessed from the living room, a kitchen provides access to the rear garden and offers space for a dining table and chairs. The kitchen is fitted with white units, wood-effect worktops and stylish splashback tiling and includes an integrated double oven, a gas hob, a concealed extractor fan, a freestanding fridge/freezer, a dishwasher and a washing machine.

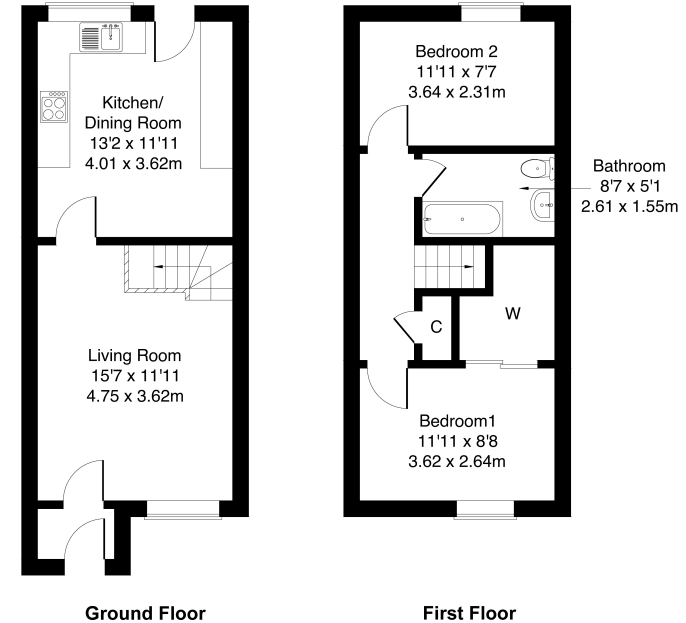
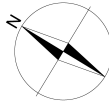
Upstairs, a landing, with storage, leads to two bedrooms and a family bathroom. Set to the front, the main bedroom enjoys carpeting and built-in wardrobe storage, whilst the second bedroom is fitted with wood-effect flooring and enjoys rear garden views.

Completing the accommodation, the bathroom comprises a contemporary three-piece suite, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

East Craigs is ideal for both the city commuter and those working out with the city, offering quick and easy access to the major routes on the western side of Edinburgh. The Edinburgh city bypass, M8, and routes to West Lothian and the Forth Road Bridge are easily reached by car, as are the shopping centres and business parks at The Gyle and Hermiston Gait, offering a selection of high-street retailers, as well as Morrisons and Tesco

supermarkets. Around a mile or so lies St John's Road, the main shopping thoroughfare of Corstorphine, which has a good mix of national and local retailers, as well as bars, restaurants and service outlets. Schooling is available at all levels, with East Craigs Primary and Corstorphine Primary; and secondary schooling at St. Augustine's RC and the well-regarded Craigmount High School.





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