



1 North Bughtlinfield, Edinburgh, EH12 8XZ

Beautifully Presented, Two-Bedroom, End-Terraced Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented, two-bedroom, end-terrace home, with front and rear gardens, a driveway and a detached garage. Located in the quiet and sought-after residential area of Bughtlin, west of Edinburgh city centre.

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

Highlights include a stylish fitted kitchen, a modern bathroom, contemporary flooring, gas central heating, and double glazing. In addition, there is excellent storage provision including a loft space and a garage with power and lighting.

Externally, the property benefits from a well-maintained westerly-facing rear garden including lawns and a mix of trees and shrubbery; with a mono-blocked driveway and further garden to the front.

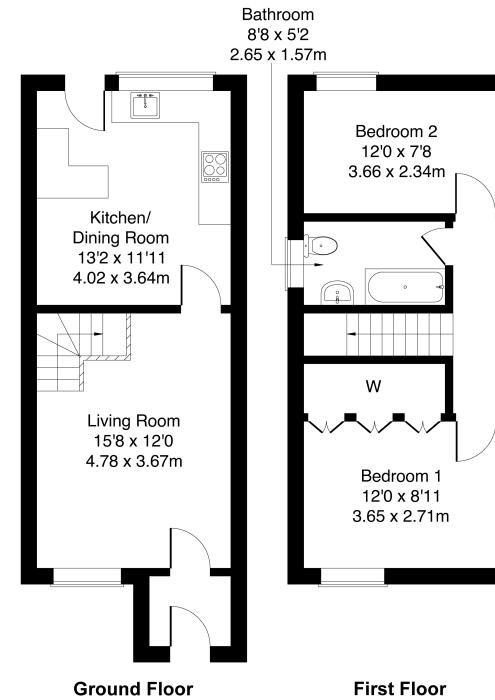
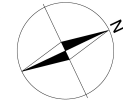
A welcoming entrance porch has space for outerwear and opens into a spacious, front-facing living room featuring wood effect flooring and a central light fitting. Set off the living room, a good-sized kitchen has space for dining and a door leading to the rear garden. Modern fitted units include stone effect worktops with matching upstands, a sink with a drainer; an integrated oven and electric hob; and a freestanding fridge/freezer, washing machine and dishwasher.

On the upper floor, bedroom one is set to the front, with superb built-in storage including a large wardrobe, finished with light decor and wood effect flooring. A second double bedroom is set to the rear, overlooking the garden. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls, tiled flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



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

Area Description

Bughtlin 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, with local amenities available including doctor and dentist surgeries, as well as a pharmacy. 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, Maybury Primary School and Corstorphine Primary; and secondary schooling at the well-regarded Craigmount High School and Royal High School, as well as St. Augustine's RC. An abundance of recreation opportunities are available with walks along the River Almond, Cammo Woods, and Cramond Beach; including a children's park along the road, great for young families.





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