



Estate Agents and Solicitors

## 26 Bughtlin Market, Edinburgh, EH12 8XP

Tastefully Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Garden

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# Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace house, with a garden and an allocated parking space. Set in a quiet cul-de-sac, in a modern, factored residential development, in the sought-after area of East Craigs, west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, three double bedrooms, a shower room and a family bathroom.

Highlights include a stylish fitted kitchen, modern bathrooms, contemporary flooring, and light neutral decor throughout. In addition, there is gas central heating, double glazing and excellent storage including bedroom wardrobes and a loft space.

Externally, the property benefits from an enclosed garden with a synthetic lawn, patio, and a storage shed, with residential parking to both the front and rear.

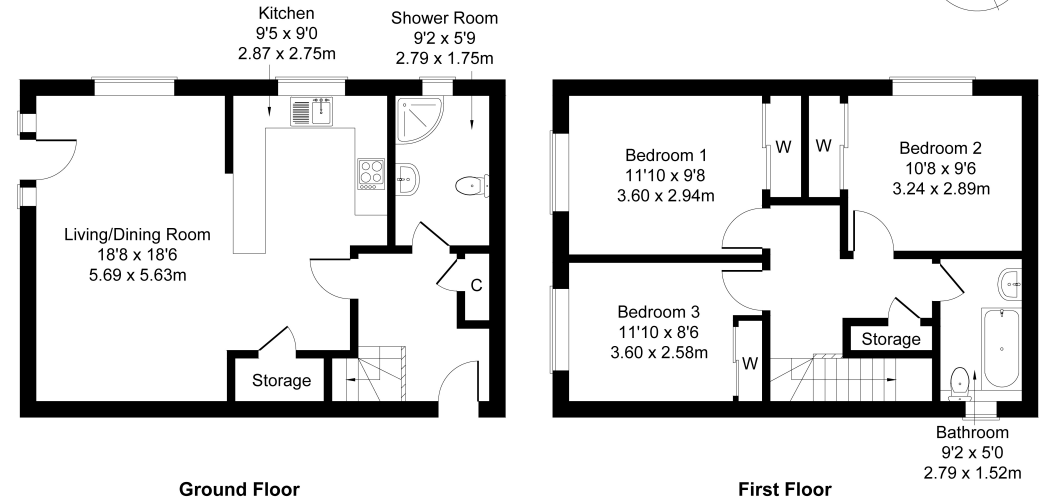
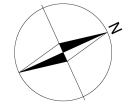
A welcoming entrance affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient storage cupboard. A spacious open-plan living/dining room and kitchen feature a dual-aspect enjoying plentiful natural light, a patio door accessing the garden, a wall-mount TV point, a built-in storage cupboard, wood effect flooring for the living area and easy-maintenance flooring for the kitchen. Modern fitted units and worktops include a sink with drainer with a pressure tap, a tiled surround, and an integrated oven, gas hob and dishwasher; whilst offering space for freestanding appliances. Completing the ground floor, the shower room is fitted with a modern suite including a mains mixer shower, panel splash walls and a ladder-style radiator.

On the upper floor, bedroom one is complete with light decor, carpeted flooring, a central light fitting and a built-in wardrobe with mirror sliding doors; whilst two further bedrooms are set to opposite aspects, similarly well-sized and finished, also with built-in wardrobes. Completing the accommodation, the family-size bathroom is fitted with a stylish three-piece suite including a shower over the bath, tiled splash walls, wood effect flooring and a ladder-style radiator.



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Approximate Gross Internal Area: (1033 sq ft - 96 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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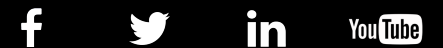
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