



Thorntons
The right way to move

12 Bughtlin Market, Edinburgh
EH12 8XP





Summary

Nestled in a quiet residential setting in the sought-after East Craigs area of Edinburgh, this beautifully presented two-bedroom home offers contemporary comfort, flexible accommodation and excellent local amenities, and comprises: welcoming hallway and handy WC, spacious open-plan living/kitchen/dining area offering direct access to an attractive and easily maintained south facing garden, two generously sized bedrooms and a well-appointed family bathroom. The attic level provides excellent additional space for storage. Further benefits include gas central heating, double glazing and an allocated parking space. Redpath Bruce are factors with a fee of approx. £200 P/A payable.

Features

- Terraced villa with attractive south facing garden
- Popular East Craigs location
- Quiet residential setting
- Walking distance to schools, parks, and shopping facilities
- Welcoming hallway with WC off
- Spacious open-plan living/kitchen/dining
- Two comfortable double bedrooms
- Contemporary family bathroom
- Excellent storage throughout including attic space
- GCH; DG; EPC - B

Room Measurements

Living/Kitchen/Dining Room: 21'9" x 14'7" (6.62m x 4.44m)

WC: 5'10" x 3'5" (1.78m x 1.04m)

Bedroom 1: 12'4" x 9'1" (3.77m x 2.76m)

Bedroom 2: 11'3" x 8'0" (3.42m x 2.45m)

Bathroom: 7'11" x 6'10" (2.40m x 2.09m)

Attic Storage (Centre): 12'4" x 9'1" (3.77m x 2.77m)

Attic Storage (Left): 12'4" x 8'1" (3.77m x 2.46m)

Attic Storage (Right): 12'4" x 7'7" (3.77m x 2.30m)

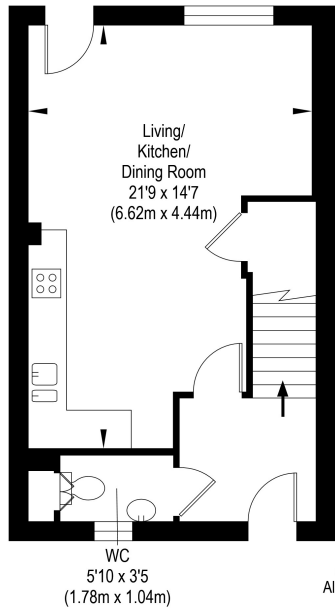


Floorplan

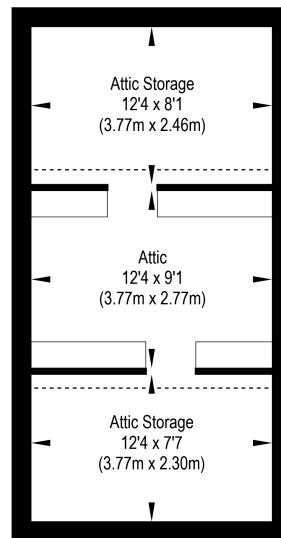
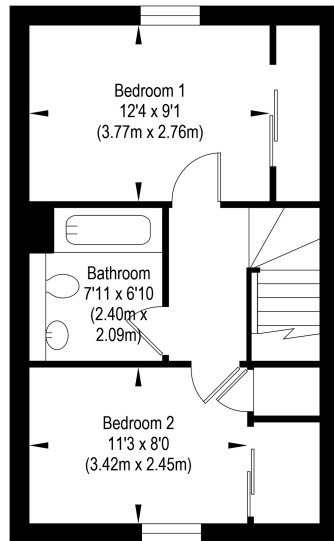


Approx. Gross Internal Floor Area 70 Sq M / 756 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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