



Estate Agents and Solicitors

## 37 Bughtlin Market, Edinburgh, EH12 8XP

Spacious, Three-Bedroom, Mid-Terrace with Garden & Allocated Parking Space

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# Property Description

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

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, a family bathroom and a ground floor WC.

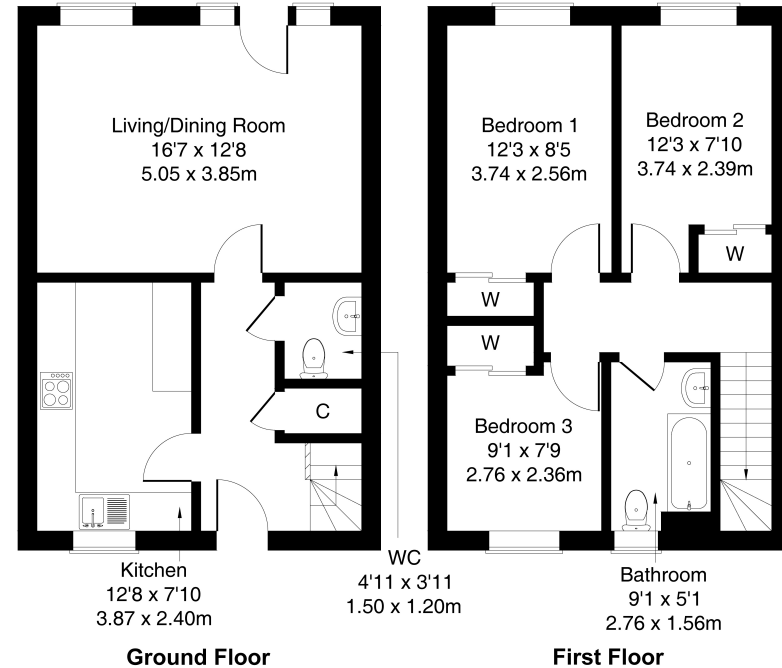
Highlights include a stylish fitted kitchen, modern bathrooms, contemporary flooring, and light neutral decor throughout. In addition, there is gas central heating, double glazing and excellent storage including bedroom wardrobes and a fully floored loft space with lighting.

Externally, the property benefits from an enclosed garden with a lawn, a wood-decked patio, and a storage shed, with residential parking to the front.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and storage cupboard. Set to the rear, enjoying a southerly-facing aspect with plentiful natural light, a spacious living room offers space for dining, and features wood effect flooring continuing from the hall, a wall-mount TV point and a patio door leading to the garden. Set to the front, a stylish kitchen has a breakfast bar, whilst fitted modern units include stone effect worktops, a tiled surround and a sink with a drainer; with appliances including an integrated oven, gas hob, fridge/freezer, dishwasher and washing machine.

On the upper floor, bedrooms one and two are set to the rear, similarly well-sized and finished, with light neutral decor, carpeted flooring and built-in wardrobes with mirror sliding doors; whilst bedroom three is set to the front, also with a built-in mirrored wardrobe. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 37 Bughtlin Market, Edinburgh EH12 8XP  
Estate Agents and Solicitors Approximate Gross Internal Area: (850 sq ft - 79 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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