



69 North Bughtlin Gate, Edinburgh, EH12 8XL

Beautifully Presented, Two Bedroom, Semi Detached Home.

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Property Description

Beautifully-presented, two-bedroom, semi-detached house, set on a southerly facing corner plot with gardens. Located 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 double bedrooms, and a family bathroom.

Tastefully finished throughout, features include a modern fitted kitchen with appliances, continuous quality flooring, and a stylish bathroom. In addition, there is gas central heating, double glazing and good storage including a loft space.

Externally, there is a lawn to the front, whilst an enclosed rear garden has a lawn, wood-decked patio, store shed, tree house and a paved patio to the side.

Appliances are also available for inclusion in the sale.

The entrance offers space for outerwear whilst quality flooring runs continuously into the front facing lounge. A good sized living room gives further access to the kitchen and the stairway to the first floor, and features a central light fitting and ample space for lounge and freestanding storage.

The quality flooring also continues into the rear facing kitchen, which has a door to the garden and space for a dinner/breakfast table. Modern fitted units include stone-effect worktops, sink with drainer, brick-tile surround, LED unit downlights, fridge/freezer, washing machine and an integrated oven and gas hob.

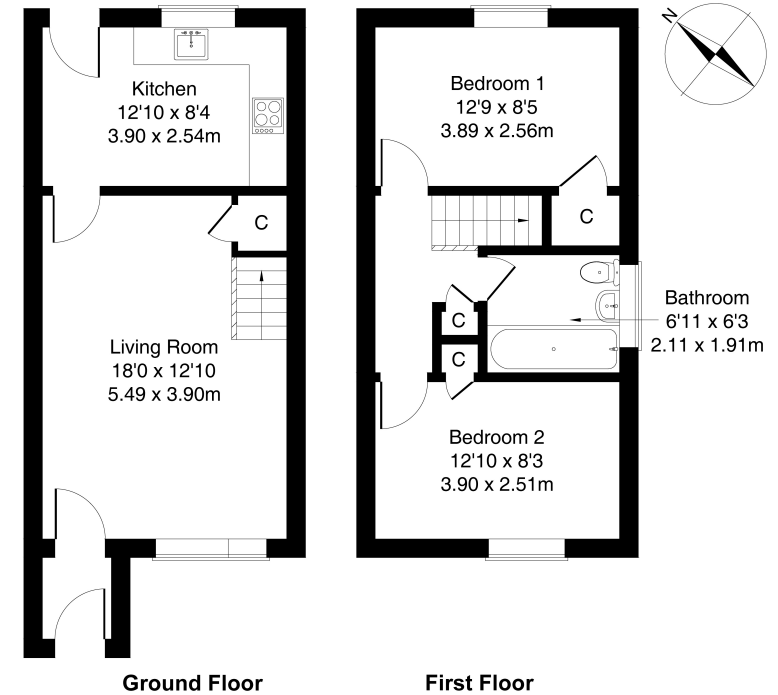
On the first floor, there is a quality floor for the upper hall together with a built-in store cupboard. Two well-proportioned bedrooms are set to either aspect, and include built-in stores and carpeted flooring.

With a side-aspect window, the bright family size bathroom is fitted with a contemporary suite, including a mains shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (706 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 outwith 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 centre 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. Primary schooling is at East Craigs Primary, with well-regarded secondary schooling available at the Royal High School.





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