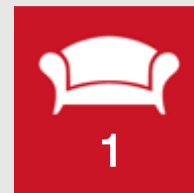


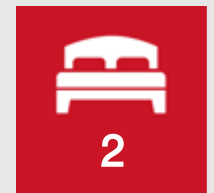


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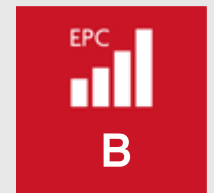
1



2



1



B



Summary

This well-proportioned top flat is well placed in the popular district of East Craigs, close to excellent amenities, transport links, and schooling. The beautifully presented accommodation offers two generous double bedrooms, a spacious open-plan living and dining area with a glimpse to the Forth Bridges, a modern kitchen, and a family bathroom. The property also benefits from generous attic storage, gas central heating, double glazing, and an allocated parking space.

Features

- Beautifully presented top flat
- Well placed in popular East Craigs district
- Two generous double bedrooms.
- Spacious open-plan living/dining area
- Modern kitchen
- Family bathroom
- Generous attic storage
- GCH; DG & allocated parking space
- Factors are Redpath & Bruce approx. £1000 per annum

Room Measurements

Living/Dining Room 19'8" x 15'6" (6.00m x 4.72m)
 Bedroom 1 11'1" x 8'11" (3.38m x 2.71m)
 Bedroom 2 10'4" x 8'11" (3.15m x 2.71m)
 Kitchen 10'3" x 6'9" (3.13m x 2.07m)
 Bathroom 8'0" x 6'9" (2.43m x 2.07m)
 Attic Storage 32'7" x 10'3" (9.93m x 3.13m)
 Attic Eaves Storage 32'7" x 4'11" (9.93m x 1.50m)

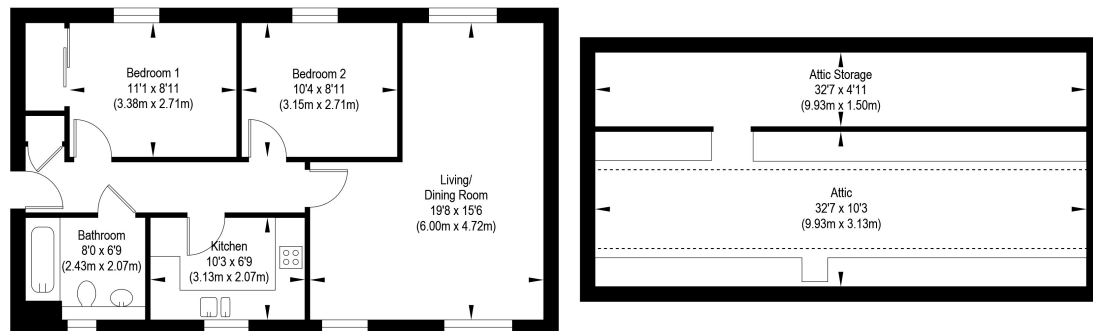


Floorplan



Approx. Gross Internal Floor Area 63 Sq M / 676 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeerea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

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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