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18 Bughtlin Market,

Edinburgh EH12 8XP



2



4



2



B



FREEHOLD

Welcome to

18 Bughtlin Market

Clancy's Solicitors & Estate Agents are delighted to market this beautifully presented and spacious, four-bedroom, townhouse, with a garden and an allocated parking space. Set in a quiet street, in the sought-after residential area of East Craigs, west of Edinburgh city centre.

The property is immaculately presented and offered to the market in true walk-in condition. The accommodation briefly comprises a welcoming entrance hallway with useful downstairs WC off, an open plan living/dining room/kitchen. The living room provides a dedicated space for relaxing, the dining area offers space for entertaining, and the kitchen area is well-appointed with an abundance of storage and workspace and is complemented by fully integrated appliances that include oven, hob, hood, fridge and freezer. A carpeted staircase leads to the first-floor landing which gives access to the light and airy family room and master bedroom which provides a tranquil retreat and comes complete with fitted wardrobes and a stylish ensuite shower room.



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This property truly showcases the perfect example of modern, functional, open plan living, making it a superb home.







General Features

- Entrance hallway
- Downstairs WC
- Open plan living/dining room/kitchen
- Family room
- 4 Bedrooms
- 2 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Allocated parking space
- On-street parking
- EPC rating - B
- Council Tax Band - F
- Tenure - Freehold

A further carpeted staircase leads to the second-floor landing which gives access to three further good-sized bedrooms and a family sized contemporary bathroom, fitted with a white suit with glass shower screen and mains operated shower. The property further benefits from gas central heating, double glazing, private gardens to the front and rear, an allocated parking space and on street parking. This property truly showcases the perfect example of modern, functional, open plan living, making it a superb home. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Extras All fitted floor covering and integrated appliances in the kitchen.



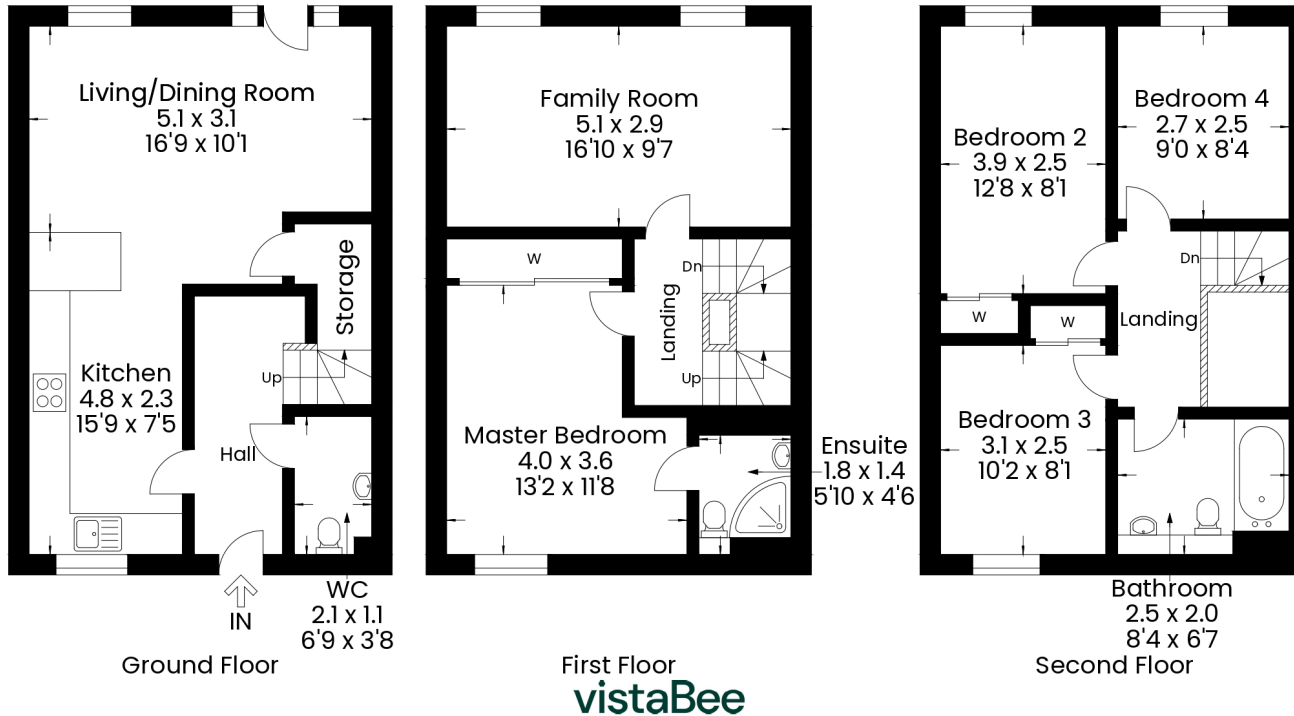
the area

East Craigs

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



floorplan



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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