



▶ To view the HD video of this property, [click here](#) or download the Clyde Property App, position your mobile device over this image and click the AR button.

39 Bughtlin Market **East Craigs**





39 Bughtlin Market, East Craigs, Edinburgh EH12 8XP

An immaculate, beautifully presented three bedroom mid-terraced house quietly situated in a cul-de-sac setting in the extremely popular East Craigs area of Edinburgh in an established modern development.

The house benefits from an allocated parking space to the front of the property and is entered via a small private garden which leads to the welcoming hallway, under stair storage cupboard and downstairs WC with wash hand basin. Spacious lounge/dining room has patio door out to the easily maintained back garden with feature decked area and landscaped borders and wooden fencing with gate to rear.

Breakfasting kitchen with a selection of floor and wall mounted units. The integrated appliances include a four ring gas hob with extractor

hood and light, electric oven, dishwasher, washing machine and fridge freezer.

Carpeted stair rising to the upper landing with a hatch to loft space, there are three double bedrooms all with fitted wardrobe space with sliding mirror doors. The family bathroom has a white three piece suite comprising bath with tap operated shower over, wash hand basin and WC.

The property benefits from gas central heating and double glazing.

EER rating : Band C

Property reference : MH0166

Connect & Share. View the video in HD, simply download our APP, hover over the cover and see it come to life.

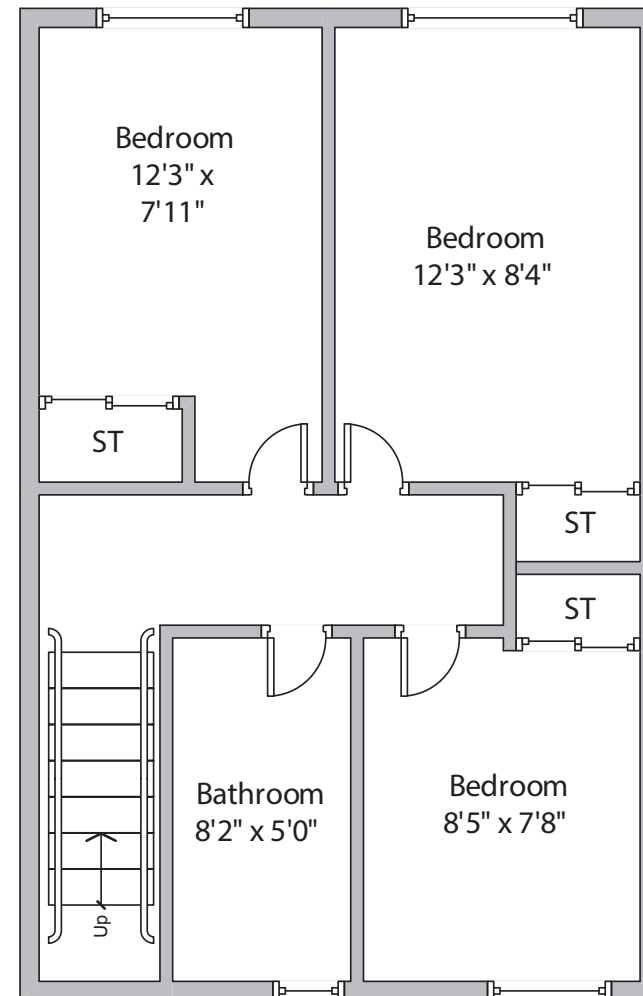
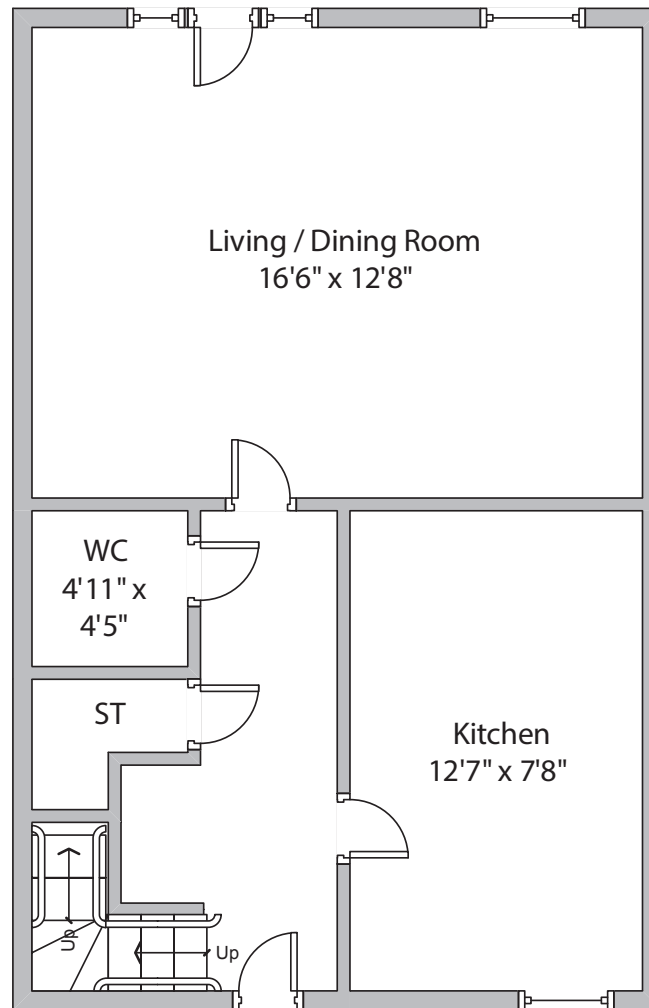












Approximate gross internal area 839 sq ft - 78 sq m



Property location

East Craigs is a popular, established residential development, west of the city, and is served by good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and in Corstorphine. Leisure facilities are well catered for with The David Lloyd Leisure Centre just a short distance away and several excellent golf courses in the area. The property is handy for Edinburgh Park and schooling is well represented from primary to secondary level. There is a good regular bus service to the City Centre and the property is ideally located to take advantage of the easy access to the airport, M8/M9, Forth Road Bridge and city bypass.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh
48-50 Morningside Road, Edinburgh EH10 4BZ

T: 0131 297 5999

E: edinburgh@clydeproperty.co.uk

W: www.clydeproperty.co.uk



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



At Clyde Property we're available 7 days a week until 8pm every day

