



**49 Bughtlin Market
East Craigs, EH12 8XP**

Deans 
Solicitors & Estate Agents LLP



END TERRACED TOWNHOUSE

- Sitting Room
- Kitchen/Dining Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Double Driveway
- Partially Floored Attic
- EPC Rating - C



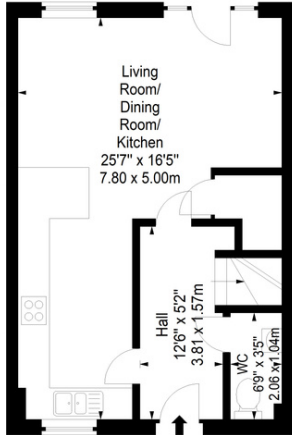
Quietly located in an established modern development, this tastefully presented end-terraced townhouse is situated within the highly desirable area of East Craigs. The property enjoys close proximity to a wide range of local amenities, including East Craigs Primary School, a doctor's surgery, dentist, shops, and a nearby bus terminus, offering convenient day-to-day living. Further specialised shopping is available at the Gyle Shopping Centre, and excellent transport links are within easy reach. Edinburgh Gateway Railway Station and Edinburgh Park Central tram stop provide quick and easy access to both Edinburgh Airport and the City Centre. In true move-in condition, this well-presented accommodation is arranged over three levels and would make an ideal family home and comprises; a welcoming entrance hallway leads to a convenient WC and a stylish, well-laid-out kitchen open plan to the dining area, featuring French doors that open onto the rear garden. 1st Floor: a bright and spacious sitting room with twin windows allows for an abundance of natural light and could also be used as an additional double bedroom, if desired. On this level, you'll also find the delightful master bedroom with en-suite shower room. Top Floor: Three further generously sized bedrooms and a modern family bathroom with a white suite and shower complete the accommodation. There is a double driveway to the front providing off-street parking with a private, fully enclosed split level landscaped rear garden which also includes a garden shed for additional storage. Further benefits include, gas central heating, double glazing, a partially floored attic providing additional storage and a serviced burglar alarm. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, integrated washing machine, integrated fridge-freezer, and integrated dishwasher. All included appliances are sold as seen with no warranty provided.



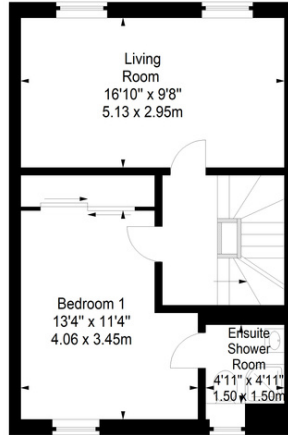
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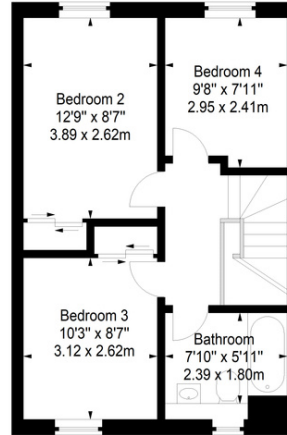
Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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