



128 FAULDBURN, BUGHTLIN
EDINBURGH, EH12 8YJ



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This two-bedroom mid-terraced house has been fully refurbished to move-in condition. It offers a peaceful suburban address within a quiet cul-de-sac with no through traffic on the outskirts of Edinburgh, in proximity to open countryside, a good selection of local amenities and schools, and excellent travel connections by road, bus, and rail. The renovation includes a new kitchen, bathroom, windows, external/internal doors, skirtings, facings, and floor coverings. There has also been a full electrical re-wire (with an EIC certificate) and a recently installed boiler. Additional attractions are private gardens (enclosed to the rear) and ample, unrestricted on-street parking.

A naturally lit porch serves as a practical entrance to the home. Its stylish and durable oak-inspired flooring continues into the reception room and kitchen. Accessed from the porch, the bright reception room can accommodate comfortable seating and dining furniture. It connects directly to the kitchen, which, in turn, opens onto the garden – an ideal layout for everyday life and entertaining all year round. The bright kitchen has a stylish, streamlined finish in understated tones. A selection of cabinets and marble-effect worktops is paired with an under-counter fridge, a freestanding electric cooker, and space/plumbing for a washing machine.

FEATURES

- Peaceful suburban address
- Fully refurbished mid-terraced house
- Practical entrance porch
- Light and airy living/dining room with kitchen access
- Bright and stylish kitchen with garden access
- Two double bedrooms (one with recessed storage)
- Chic bathroom with shower-over-bath
- Front and rear gardens, enclosed to the rear
- An allocated parking space and ample unrestricted on-street parking
- Gas central heating and double-glazing





Feature open-riser stairs from the reception room lead to a landing with storage. The landing affords access to two comfortably carpeted double bedrooms, one of which benefits from a recessed open wardrobe. Also upstairs is a chicly tiled bathroom with a WC suite, vanity storage, and a shower-over-bath. Gas central heating (boiler installed 2023, serviced April 2025) and new UPVC double-glazed windows keep the home warm and efficient.

Outside, the front and rear gardens feature lawns, planting, and additional landscaping opportunities. The rear garden is enclosed with gated rear access and includes a dining patio, handily positioned beside the kitchen access. To the front of the house is ample, conveniently unrestricted on-street parking and an allocated parking space around the corner.

Extras: The sale includes all fitted floor coverings, light fittings, and appliances. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Virtually staged by Property Studios





Bughtlin, Edinburgh

Situated to the north-west of Edinburgh, next to the picturesque green belt, the suburb of Bughtlin is a quiet residential community within easy reach of the city centre. With a network of country walks, pathways, and parks right on its doorstep, it is the perfect base to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. The area is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait Retail Park just a short drive or bus journey away. Well-regarded state schools at primary and secondary levels fall within the local catchment area, with a selection of private schooling options also available close by. An ideal location for commuters, Bughtlin offers quick and easy access to the Edinburgh city bypass, M8/M9, A90, and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre and is within easy reach of South Gyle railway station.





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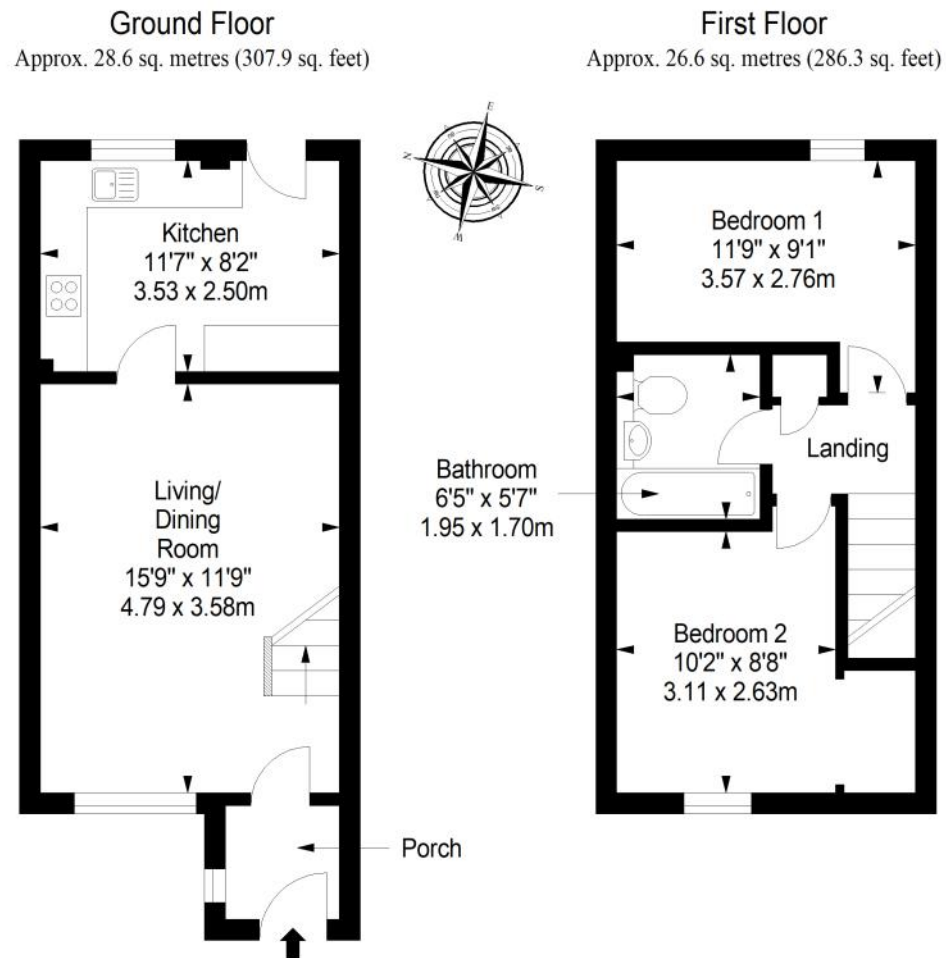
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. 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.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 55.2 sq. metres (594.2 sq. feet)