

32 North Bughtlinfield

EAST CRAIGS, EDINBURGH, EH12 8XZ



Spacious Two Bedroom Semi Detached House In East Craigs, Edinburgh



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Edinburgh's popular and easily accessible area of East Craigs.

THE LOUNGE



Inside, the property comprises of:

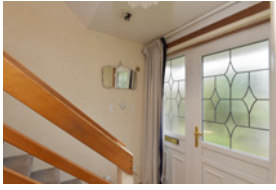
- Spacious living area which is accessed from the main hallway of the property and is generously proportioned with various possibilities for furniture arrangements.
- Fully equipped open plan kitchen/ dining room. Situated at the rear of the property the kitchen benefits from a gas hob, fan oven and freestanding white goods.
- The conservatory provides access to the rear private garden and is in good order.

THE KITCHEN



THE CONSERVATORY





- On the ground floor the property has a WC/cloak room which is off the main hall and upstairs the property has a family shower room which is in good condition.
- There are two spacious bedrooms upstairs which are both doubles and the master bedroom has built-in wardrobes.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

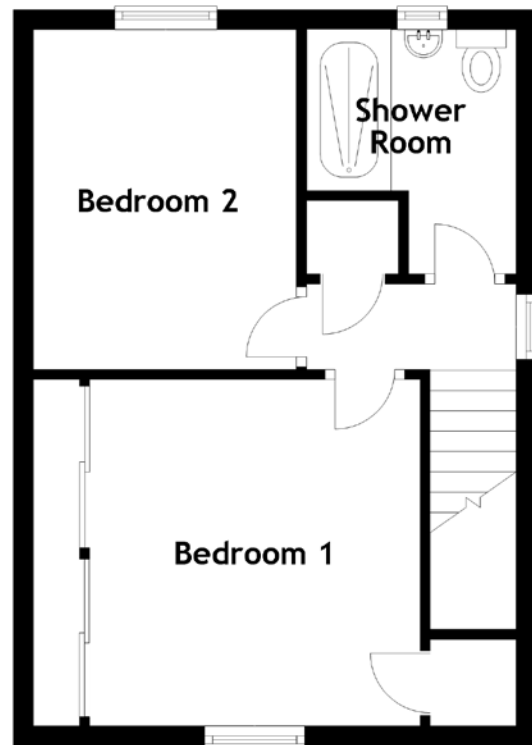
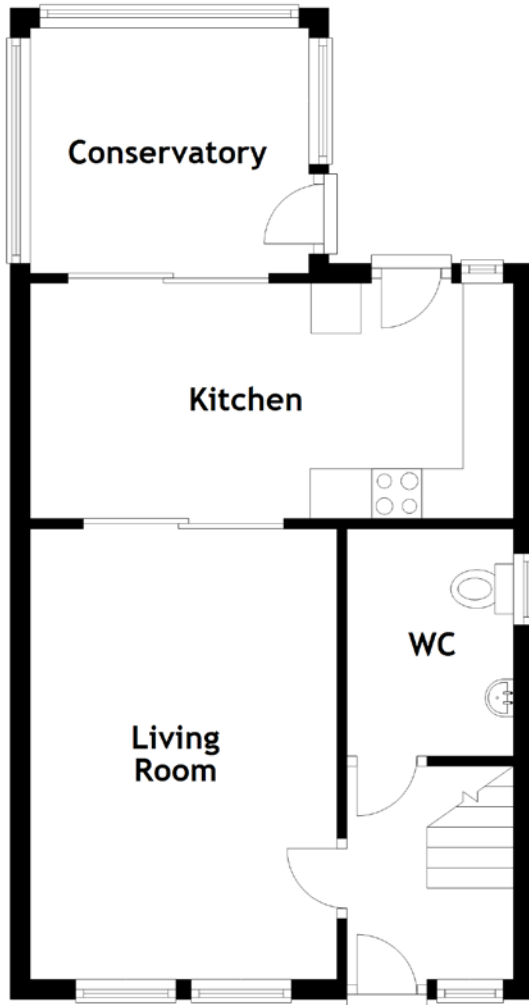


In addition, there is a single garage, on-street parking as well as the potential to put in off-street parking with the correct consent to the front of the property. The house has gas central heating and double-glazed windows, making for a warm cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

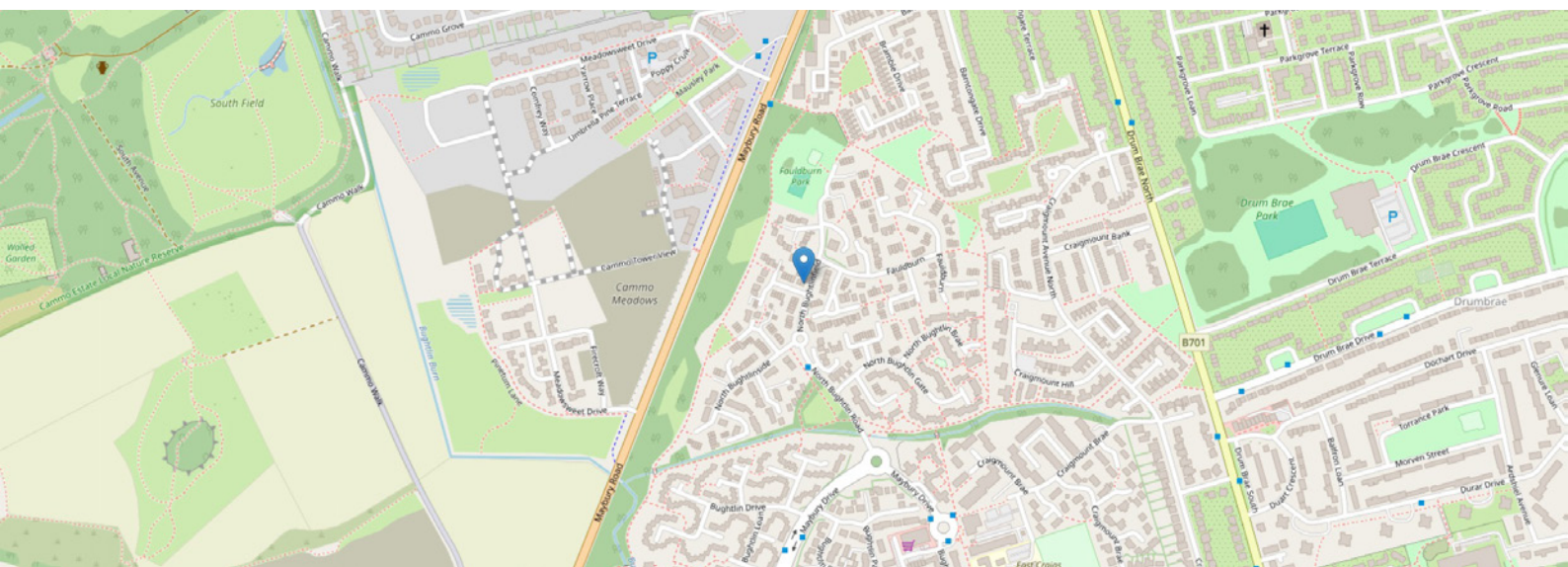


Approximate Dimensions (Taken from the widest point)

Living Room	3.06m (10') x 3.06m (10')
Kitchen	4.82m (15'10") x 2.35m (7'9")
Conservatory	2.78m (9'1") x 2.45m (8')
WC	2.20m (7'3") x 1.66m (5'5")

Shower Room	2.44m (8') x 2.09m (6'10")
Bedroom 1	3.46m (11'4") x 3.30m (10'10")
Bedroom 2	3.39m (11'2") x 2.63m (8'7")

Gross internal floor area (m²): 79m²
EPC Rating: C



THE LOCATION

A thriving, western suburb just three miles from the heart of Edinburgh, Corstorphine has everything in place for easy living. Positively modern in amenities, but still retaining plenty of its historical charm, it's imbued with the capital's culture, but with all of the comfort of suburbia.





As well as numerous excellent primary and secondary schools, the area is a real hub of activity. Bursting with independent shops, cafes, restaurants, pubs, bakeries, two libraries, two great sports centres and swimming pools, life is good here. Add in a major Tesco, the Gyle shopping mall, and the world-class Edinburgh Zoo - you'll be hard-pressed to find a reason to go into town.

If you do need to hit the city, you'll be pleased to hear Corstorphine ticks every box on the commuter-haven list, with a direct bus link to town only a 3-minute walk away.

However you get around, you're catered for; enviable bus links, a well-served train station, the Edinburgh bypass just minutes away, easy access to the M8 and M9 and Edinburgh International Airport just ten minutes down the road.



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