



RALPH SAYER
SOLICITORS & ESTATE AGENTS

50 Bughtlin Park

East Craigs, Edinburgh, EH12 8UR

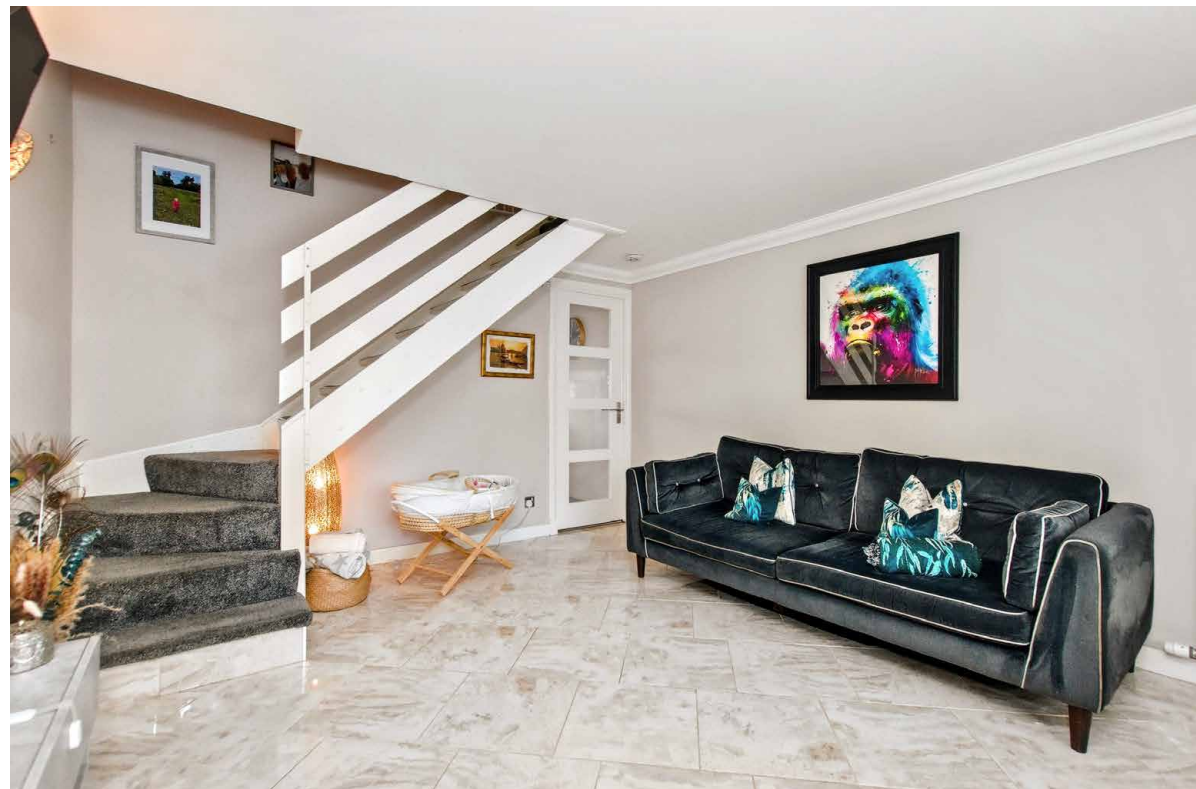
50 Bughtlin Park

Boasting exceptionally stylish, contemporary interiors, this two-bedroom mid-terraced house forms part of an established residential development in East Craigs and enjoys a spacious reception room and kitchen, an immaculate bathroom, and a landscaped garden, as well as a garage for private parking. The house is situated close to shops and other everyday essentials, a short walk from the primary school, and close to transport links, as well as being just over six miles from the heart of the city centre.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Property Summary

- Mid-terraced house in East Craigs
- Exceptionally stylish, contemporary interiors
- Entrance porch with storage
- East-facing living room with a tiled floor
- Stylish kitchen with space for dining
- Two double bedrooms (one with a mirrored built-in wardrobe)
- Stylish bathroom with rainfall shower-over-bath
- Immaculately landscaped rear garden
- Garage for private parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £245,000







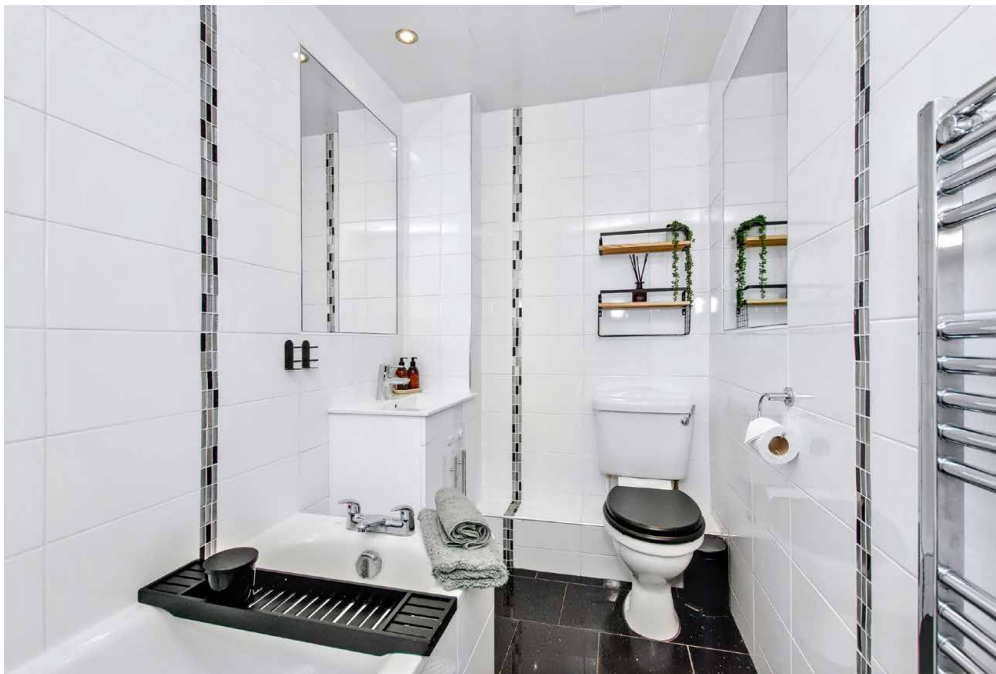
Exceptionally stylish,
contemporary interiors







Immaculately landscaped
rear garden and a garage for
private parking





Let us help you find your next
dream property!



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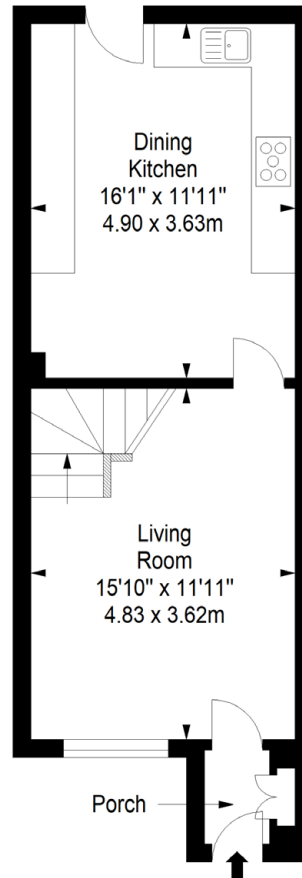
 **CHARTERED FIRM**

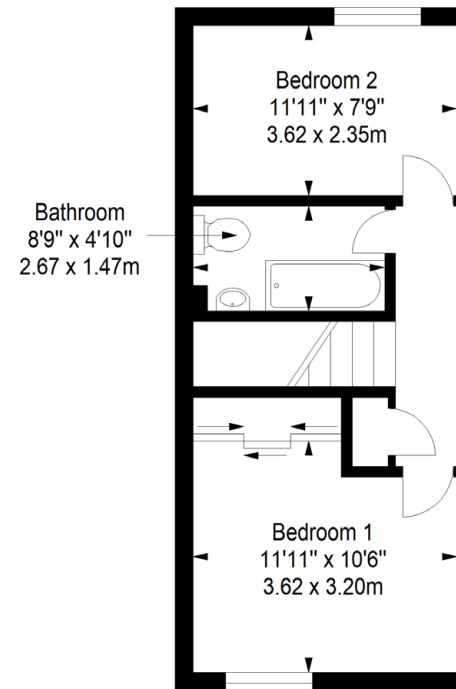
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

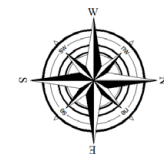
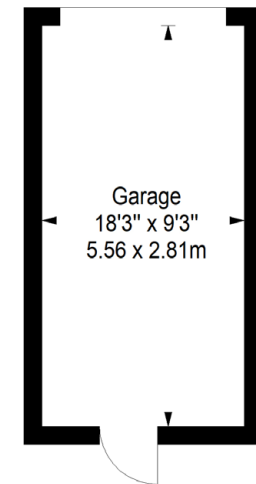
Ground Floor
Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



Garage
Approx. 15.6 sq. metres (167.9 sq. feet)



Total area: approx. 86.1 sq. metres (926.8 sq. feet)