



32 Bugtlin Park, Edinburgh, EH12 8UR

Beautifully presented two-bedroom terraced house offering bright, well-proportioned accommodation in the popular residential area of East Craigs. With a private driveway, garage and attractively landscaped rear garden, this appealing home combines comfortable living space with easily maintained outdoor areas.

The property is tastefully decorated throughout, with a spacious living room, a bright kitchen/dining room and a stylish modern shower room. Two generous double bedrooms provide comfortable accommodation, with flexibility for those requiring space to work from home. Gas central heating and double glazing throughout further enhance its appeal.

The accommodation comprises:

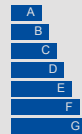
- Welcoming entrance vestibule.
- Spacious, tastefully presented living room with a large front-facing picture window enjoying a pleasant open outlook. An attractive feature wall and staircase with white balustrading add character, while the generous proportions provide ample space for comfortable seating.
- Bright rear-facing kitchen/dining room fitted with an extensive range of oak-effect wall and base units, complemented by slate-grey laminate worktops, an inset stainless steel sink and tiled splashbacks. Tiled flooring and recessed ceiling lighting complete the finish. There is space for a dining table and chairs, while a door provides direct access to the rear garden. The integrated hob, oven and dishwasher are included in the sale.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



- Upper landing with a useful built-in storage cupboard.
- Two well-presented double bedrooms, with the second currently arranged as a bedroom and home-working space.
- Stylish, fully tiled shower room featuring fitted vanity furniture with an inset wash hand basin, a WC, chrome heated towel rail and a generous shower enclosure. A large wall mirror and recessed lighting enhance the bright, contemporary finish.

Outside & Gardens

The enclosed rear garden has been thoughtfully landscaped to create an attractive, easily maintained outdoor retreat. Paved seating areas are complemented by decorative gravel, planting and timber fencing, providing inviting spaces for outdoor dining and relaxing.

A monoblocked driveway to the front provides convenient off-street parking, while the garage offers additional parking or valuable storage space.

Location

East Craigs is a popular, established residential area situated between Barnton and Corstorphine in north-west Edinburgh. It offers a convenient combination of local amenities, leisure facilities and transport links.

Everyday amenities within walking distance include a small supermarket, medical centre, dentist and pharmacy. A wider choice of shops and services can be found in nearby Corstorphine, with further shopping available at the Gyle Shopping Centre and Hermiston Gait.

Local leisure facilities include Drumbrae Leisure Centre, David Lloyd and a choice of golf courses. The property lies within the catchment areas for East Craigs Primary School and Craigmount High School.

Regular bus services operate nearby, providing connections to the city centre and surrounding areas. The location is also convenient for Edinburgh Airport, the City Bypass and connections to the M8, M9 and M90 motorway networks.

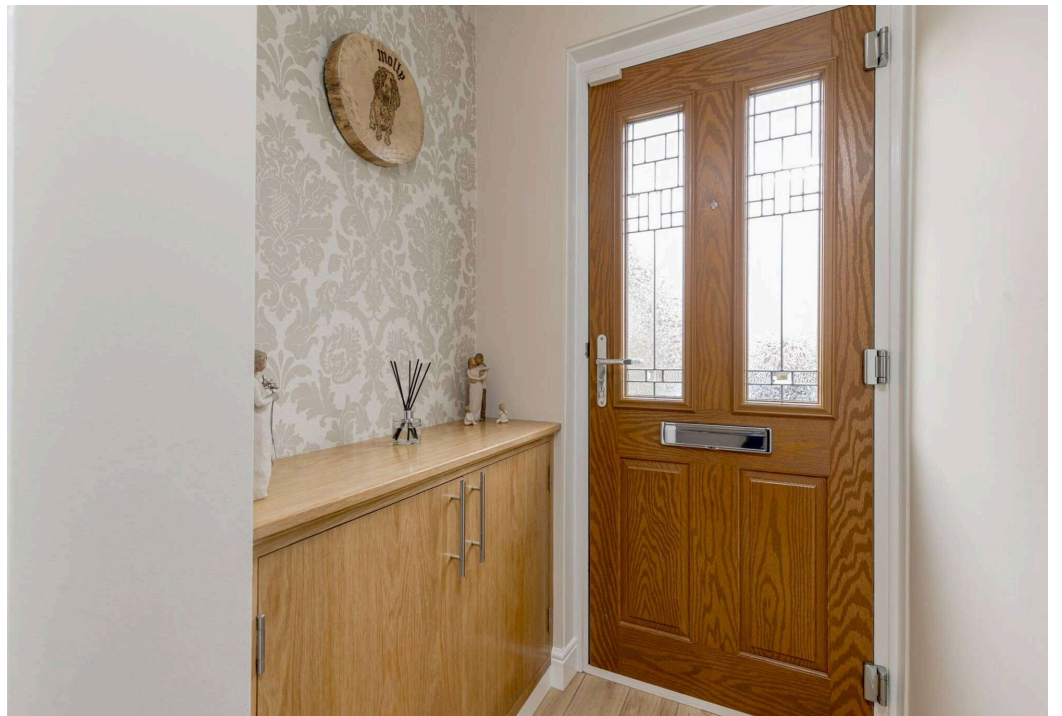
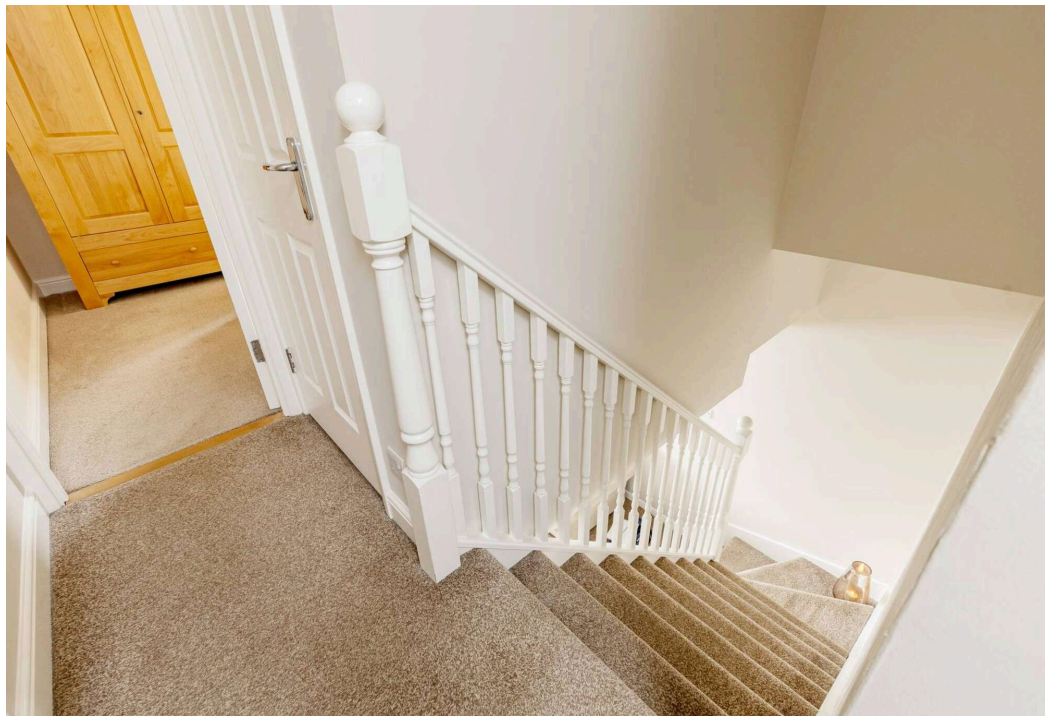
Extras

The fixed floor coverings, integrated kitchen appliances comprising the hob, oven and dishwasher, light fittings and blinds are included in the sale.

Council tax band - C







**Bughtlin Park,
Edinburgh,
Midlothian, EH12 8UR**



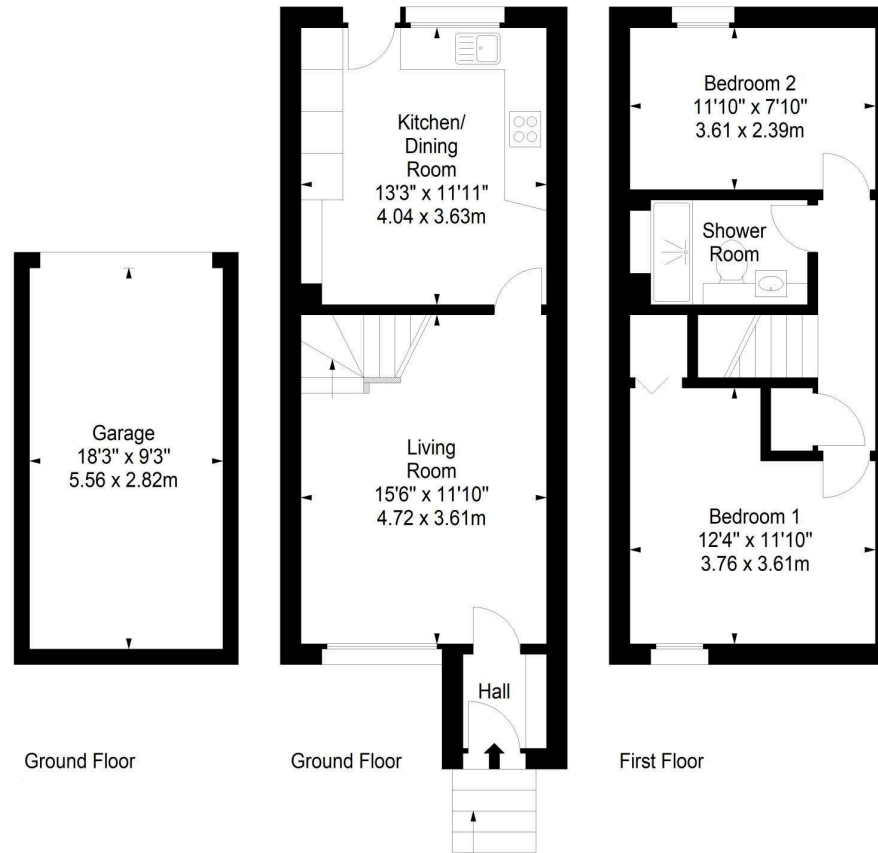
Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M

Garage

Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M

For identification only. Not to scale.

© SquareFoot 2026



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove