



**An absolutely stunning EXTENDED SEMI-DETACHED HOME enjoying a super location in Buckstone, close to all the attractions this popular suburb has to offer, including the renowned schooling of Buckstone Primary & Boroughmuir High Schools. This is a high quality, high specification property completed to exacting standards with flexible, well-proportioned accommodation perfect for the modern family.**

**Hall; Sittingroom; Dining/Kitchen; Conservatory; Master Bedroom with en suite shower room; 3 further Double Bedrooms & Bathroom.**

**Gas CH. Double Glazed Windows. Large Garage & Drive. Garden.**

**Fixed Price £421,500**

**Viewing : call 07776 198 960 ( Agent )**

#### **Location**

Buckstone is undoubtedly one of Miller Homes' most successful and sought after developments. There are nearby "corner shops" and a bus route passes by only 10 mins' walk from the property. Edinburgh's bustling Morningside Road is nearby and there are supermarket and multi-national outlets at Straiton-also only a short drive. The city's by-passes are easily accessed leading on to the Motorway network, the Forth Bridge and Edinburgh Airport which is only 15 minutes away. The local schooling is highly regarded: Buckstone Primary and the Boroughmuir High School both serve the catchment. Leisure pursuits are particularly well catered for too with some lovely picturesque walks over the Braid & Pentland Hills (including the Hillend Ski centre), several golf courses and parks are also to hand; the Gracemount Leisure centre is just a mile to the east. The area offers an extremely pleasant lifestyle, almost semi-rural, yet Edinburgh's city centre is a simple 4.5 mile commute.

#### **The Property**

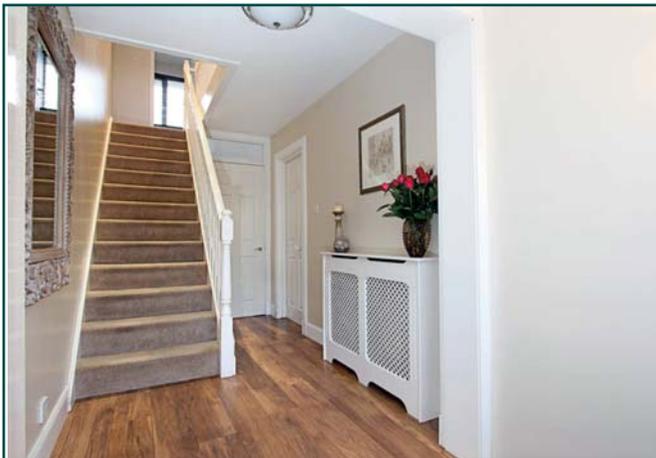
This highly impressive property occupies a prominent corner plot. It has been the subject of an architect designed extension programme where the specification is of the highest standards incorporating many special features and finishes. The result is a very comfortable family home. Considerable thought has gone into the interior design to make the most of the space available. The open plan Kitchen & dining space is just what modern families look for; the conservatory allows for a viable two public room option; even the garage offers further options for usage. There is gas central heating, double glazing and "top of the range" kitchen appliances & floor coverings included in the sale. The enclosed rear garden is child-safe, and enjoys much of the day's sun.

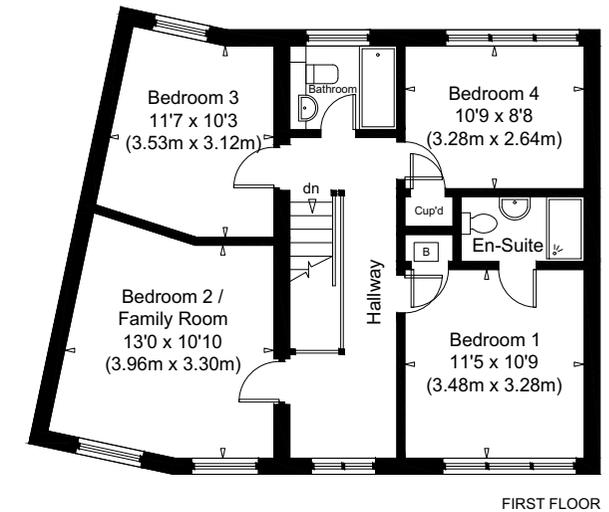
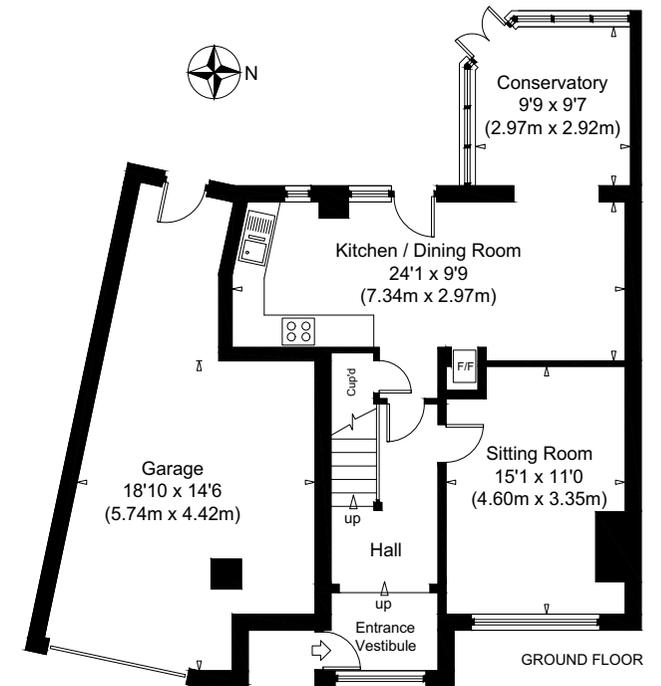
**Home Report: A copy can be downloaded from [ESPC.com](http://ESPC.com)**

**Home Report Value : £395,000**

**Energy Performance Rating : C**







**GJ Hunter Solicitors**  
**26 – 28 Meadowbank Terrace Edinburgh EH8 7AS**  
**0131 661 3414**



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 1393 SQ FT / 129.4 SQ M  
 GARAGE = 322 SQ FT / 29.9 SQ M  
 TOTAL = 1715 SQ FT / 159.3 SQ M