

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

17 Buckstone Shaw, Edinburgh, EH10 6XP

2 BEDROOM | 1 BATH | EPC C

Location

About three miles to the South of the City Centre, Buckstone is a highly popular residential area. Its proximity to the by-pass makes it ideal for the commuter with speedy access to the M8, M9, Edinburgh Airport, the Forth Road Bridge and Fife. There are regular bus services to and from the City Centre.

There are good local shops and a cash machine in Buckstone Terrace. There is also a large Morrisons and Aldi nearby with the substantial shopping area of Morningside about 5 minutes away by car. There are excellent local schools at both primary and secondary level.

Bordering upon Buckstone, the Braid Hills offer superb opportunities for recreation with public golf courses, open parkland and excellent views over the City. The neighbouring Hermitage of Braid and Blackford Hill provide good walks.

The golf courses of Mortonhall and Swanston are within easy reach as is Midlothian Snowsport Centre at Hillend, the longest artificial Ski-Slope in Europe. The Hillend chairlift is not exclusively reserved for skiers and will deposit walkers at the top, to enjoy the many hill-walking trails of the Pentland Hills.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

- Entrance Vestibule
- Lounge
- Fitted Kitchen
- Upper Landing
- Bedroom 1
- Bedroom 2
- Bathroom
- Full Gas Fire Central Heating with Combi Boiler
- Double Glazing
- Paved Front Driveway
- Paved Rear Garden with Shed

Description

A most attractive and well presented mid-terrace villa lying in this popular residential area.

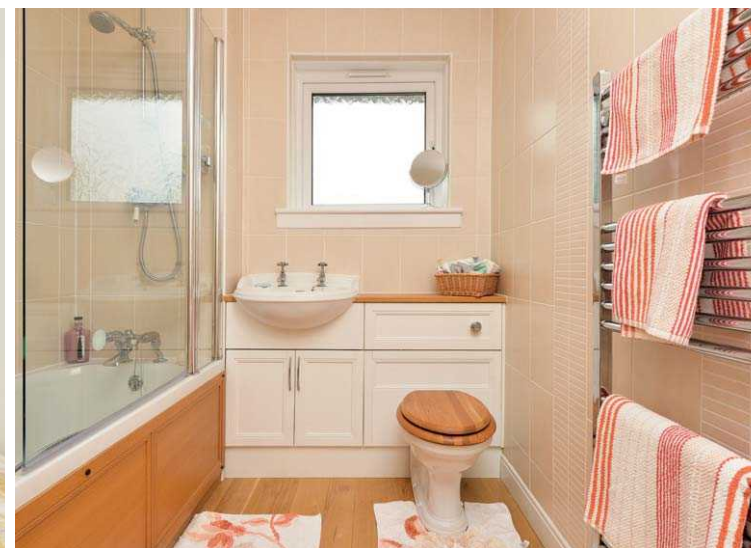
The property benefits from solid oak flooring in all the rooms giving a quality and warm feel to the house. This is complemented by the oak doors throughout.

The lounge and bedroom 1 have an open outlook to the front of the property and the communally maintained grassed area in Buckstone Shaw.

The lounge has a feature fireplace with wooden surround and marble hearth and inset with electric coal effect fire.

The kitchen has the benefit of wall and base mounted units and good food preparation surfaces and worktop space. The automatic washing machine and gas cooker are included in the sale price though their condition is not warranted.

The bathroom has a 3-piece suite with a chrome over bath shower and heated towel rail.



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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

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Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
62.7m²

