



Buckstone

2 Buckstone Row
EH10 6TP



Semi-Detached

OFFERS OVER £360,000

- Entrance hall
- Dual aspect livingroom/diningroom
- Kitchen
- 3 bedrooms
- Bathroom
- Private gardens front, side and rear
- Garage
- Gas central heating
- Double glazing
- Immaculate walk-in condition
- Unrestricted on street parking

Viewing - by appointment please call
Solicitors (0131) 554 6321





Located close to the majestic Pentland Hills south of Edinburgh city centre, the popular residential area of Buckstone offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Buckstone is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. There is a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away. Nearby Morningside boasts a vibrant high street with independent retailers and cafes. A choice of public transport links into the city centre and beyond is available along with the new tram link to Newhaven and Edinburgh International Airport. The property is also conveniently situated for access to the City Bypass, the M8/M9 and the Queensferry Crossing.

The property opens to a welcoming entrance hall with stairs to the upper level and gives access to both the living room and the kitchen. The living room enjoys a dual aspect allowing in lots of natural light and has a dining area to the rear. The modern kitchen is rear facing and features two built in pantry cupboards, base and wall units, integrated oven with induction hob, fridge, freezer, washing machine and gives access to the rear garden via sliding doors.

Upstairs the landing has a built-in storage cupboard, hatch to the attic and the rest of the accommodation off. There is a double bedroom to both the front and the rear, both which feature built in double wardrobes. A smaller third bedroom is situated to the front and benefits from a built-in cupboard and additional freestanding wardrobes. Completing the accommodation is a rear facing bathroom with tiled walls, bath with overhead electric powered shower unit, WC with concealed cistern, and a wash hand basin within a vanity unit.

The house enjoys immaculately presented private front side and rear gardens. The front garden enjoys a well-maintained lawn with shrub borders. The rear garden also features a lawn area as well as a patio ideal for alfresco dining.

Additional benefits include a private garage, unrestricted on street parking in the surrounding area, double glazing and gas central heating.

What's included...

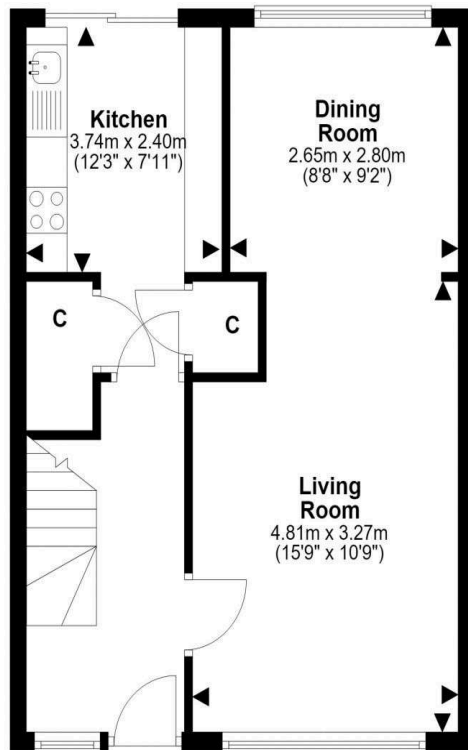
To include all white goods, carpets, wardrobes in the smaller bedroom and garden shed. Other items are open to separate negotiation.

OFFERS

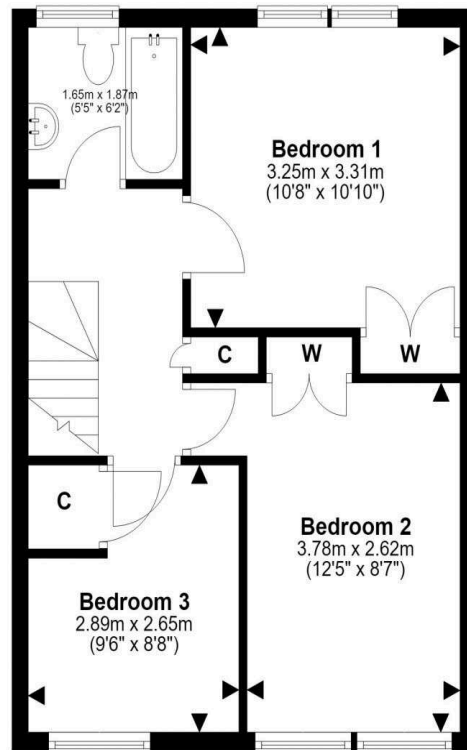
Offers Over £360,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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