



Location

This four bedroom, semi-detached house is situated in the ever popular area of Buckstone, a highly desirable residential area perfect for families looking to escape the hustle and bustle of the city life while remaining close to the city centre.

There are an array of amenities nearby ranging from the local shops on Buckstone Terrace to the larger Tesco, Morrisons and Aldi. A short distance away is the popular area of Morningside with an excellent range of small independent shops, cafes, bars and restaurants as well as other essential services including Waitrose and M&S Foodhall.

Fitness enthusiasts can enjoy excellent gym and tennis facilities at Craiglockhart Leisure Centre and golfers are also spoilt for choice with the Braid Hills, Swanston and The Mortonhall Golf club all within easy reach. There are many outdoor spaces to enjoy with open parkland at the Braid Hills, Hermitage of Braid, and Blackford Hill all offering the ideal location for leisurely walks, hiking, pony trekking and cycling.

Buckstone is served by an excellent range of state and private schools including early years, primary and secondary education. The area is also perfectly situated for commuters, being within 15 minutes of the Airport and with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

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 hallway

Dual aspect living room with log burner and door to rear garden

Dining room

Kitchen with cooker, fridge/freezer, dishwasher & washing machine: these items are believed to be in good working order though their condition is not warranted

Cloakroom with WC & wash basin

Four bedrooms

Family bathroom with shower over bath, wash basin and WC

Extra Features

Double glazing

Gas central heating

Garage & Driveway

Gardens to front and rear



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traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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TEL: 0131 447 9341

BUCKSTONE

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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
House 112m²
Garage 13m²