



6 Buckstone Crook,
Buckstone, Edinburgh, EH10 6XR

CALL US ON 0131 447 4747

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For price and viewing information please visit
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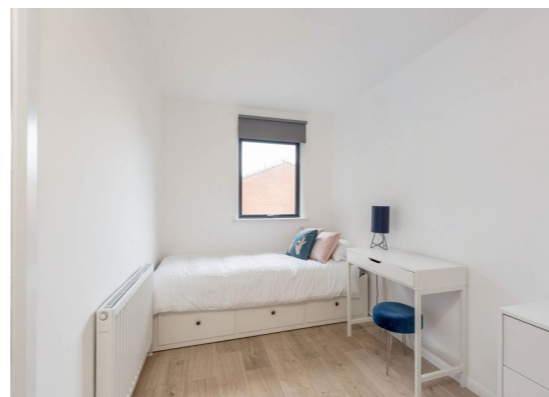
- Entrance vestibule.
- Attractive & generously proportioned living room with feature fire.
- Fabulous open plan dining kitchen with patio doors to south facing rear garden.
- Inner hallway with understairs storage.
- Good sized double bedroom with door to decking at rear of property.
- Contemporary fitted shower room housing the automatic washing machine.
- Upper landing access via carpeted staircase.
- Ladder into attic storage space.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with fitted storage.
- Single bedroom.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Converted garage to rear currently used as a gym but could utilised as an office.
- Private garden to front.
- Private garden at rear with decking & patio's areas.
- Driveway to rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

Exceptionally stunning extended semi-detached villa situated within the highly regarded and much sought after Buckstone district of the city within walking distance of the local primary school and a short journey to the South of Edinburgh City Centre. There are a range of amenities nearby and the property is brought to the marketplace in immaculate condition throughout and would make an ideal family home in a perfect location.





LOCATION

Buckstone is a very sought after area in the south of the city, close to Fairmilehead, with excellent transport links to Morningside and its wide range of supermarkets (including Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars and restaurants. Local shopping is available at the nearby Buckstone shops and larger supermarkets at Hunters Tryst, Colinton and Straiton Retail Park. The property is in the catchment for the well renowned Buckstone Primary School and Boroughmuir High School which is regularly awarded 'Best State School in Scotland'. There are a wide range of amenities available a short distance away, including a library, the very popular Dominion Cinema and Church Hill Theatre. There are amazing walks and open spaces nearby including the Pentland Hills, Fairmilehead Park, Braid Hills and the Mortonhall Estate. There are also plenty of golf courses in the vicinity, together with Midlothian Snowsports Centre. Numerous bus services run from the main road into the city centre and there is easy access to the city bypass & the motorway network beyond.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED DOUBLE OVEN, HOB, COOKER HOOD, DISHWASHER, WINE COOLER AND AUTOMATIC WASHING MACHINE WITHIN THE DOWNSTAIRS SHOWER ROOM.



COUNCIL TAX BAND

D.

TRAIN STATION

APPROXIMATELY 4.3 MILES TO HAYMARKET TRAIN STATION.

AIRPORT

APPROXIMATELY 10.1 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 600 METRES.

RESIDENT'S ASSOCIATION:

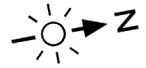
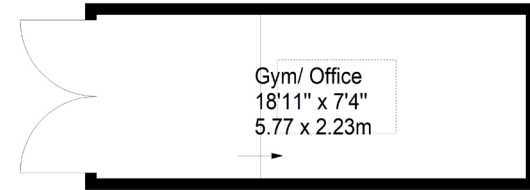
BUCKSTONE ASSOCIATION IS IN PLACE FOR THE MAINTENANCE OF THE COMMUNAL AREAS IN THE DEVELOPMENT. THE APPROXIMATE CHARGE OF THIS IS £30 PER ANNUM.



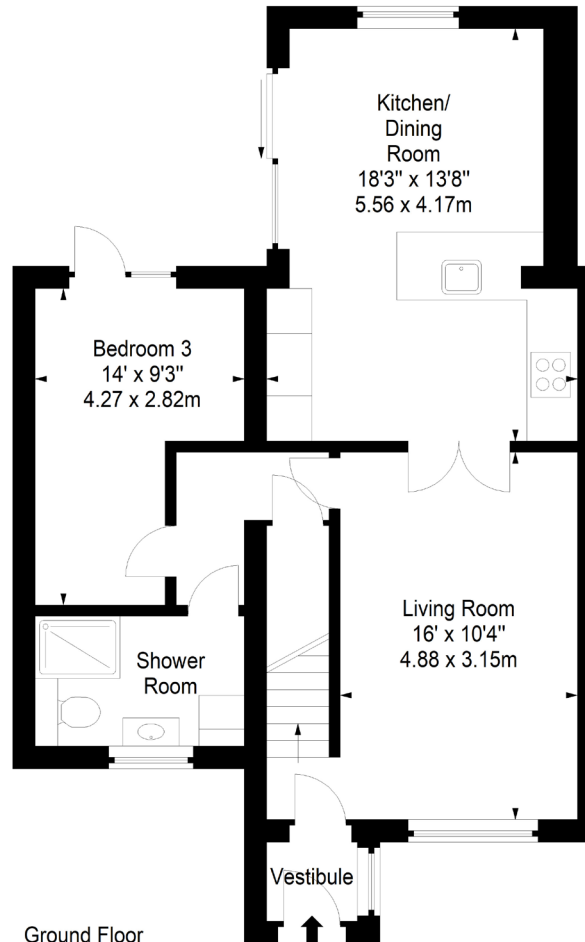
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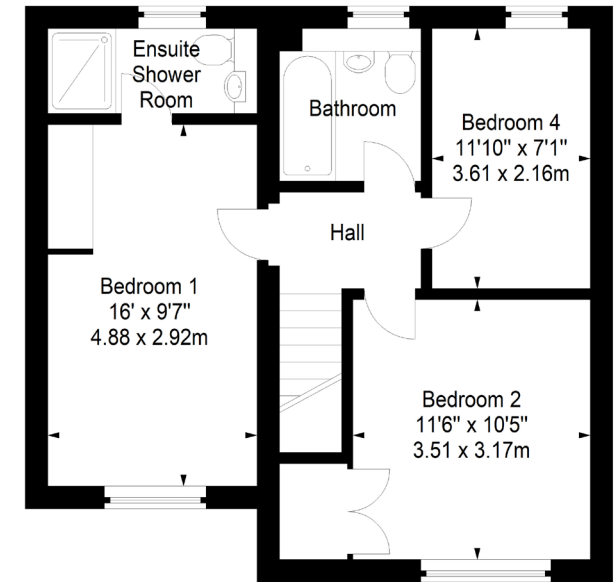
Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Gym/ Office
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.