



RALPH HENDRIE LEGAL

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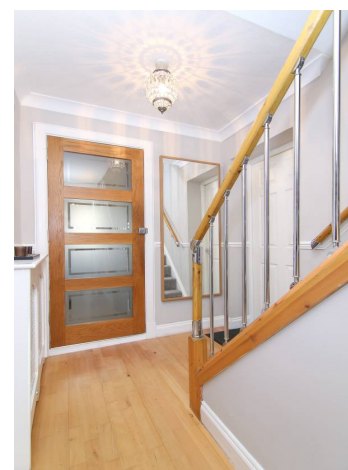
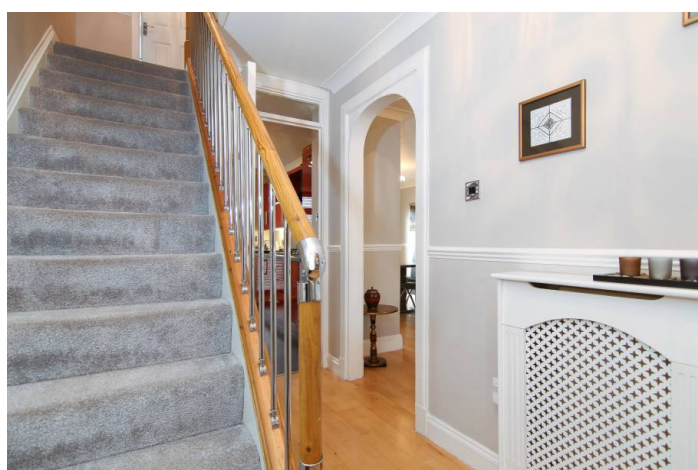
**A LOVELY FOUR BEDROOM DETACHED
VILLA IN POPULAR BUCKSTONE**

OFFERS
OVER
£390,000

www.ralphhendrie.legal



Nestled within a tranquil residential area in popular Buckstone, this lovely detached villa has been extended to offer a four bedroom family home over two levels, which is set back behind a monobloc driveway. On entering the property a practical vestibule/cloakroom with downstairs WC has been created, on the right is the vast open-plan living room and dining area, which is flooded with light from dual-aspect windows offering a floor-to-ceiling picture window to the front garden and patio doors to the rear. The stylish living room has a modern wall-mounted electric fire, while the dining area easily accommodates a large table – perfect for family meals or entertaining! Next to the dining area, is an ultra-modern wide galley-style kitchen with separate access to the west facing back garden, vibrant red gloss units provide ample storage and a range of integrated appliances. Continuing on the ground floor, is the impressive master bedroom with chic en-suite shower room. A further three delightful double bedrooms are found upstairs along with a pristine three piece bathroom, featuring shower over-bath. Enjoying generous proportions, the bedrooms benefit from built-in storage. The property further benefits from attic space, gas central heating and double glazing.



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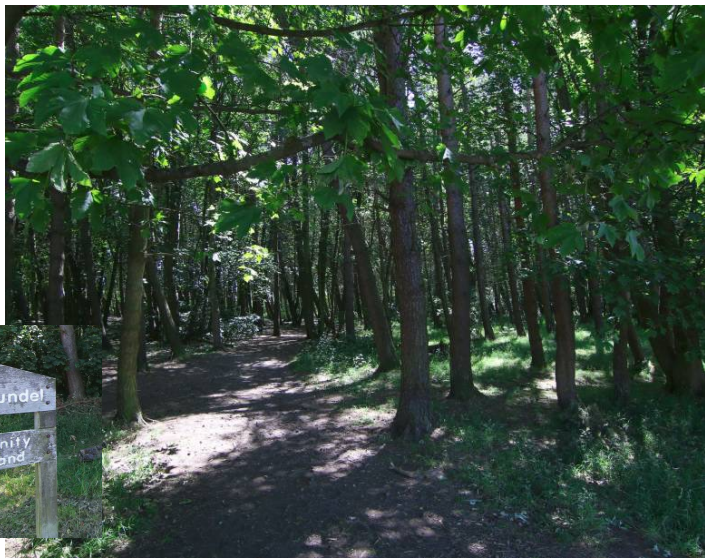


BUCKSTONE

Situated in one of Edinburgh's highly sought after locations and close to the great outdoors, Buckstone, lies just 4.5 miles south of Edinburgh's city centre. Excellent local amenities are provided, along with the eclectic mix of shopping provided by nearby Morningside. Larger retail opportunities can be found at Straiton Retail Park or Hermiston Gait or the Gyle Shopping Centre. Lying close to the Pentland Hills and countryside, there are an abundance of leisure opportunities available, including golf courses, fishing, pony trekking and skiing on the dry ski slope. Excellent schooling is provided from Primary to Secondary and within both state and private sectors, including the highly regarded Buckstone Primary School. Being situated close to the City Bypass, there is quick access to all major road networks, the Forth Road Bridge and Edinburgh International Airport.



BUCKSTONE PARK

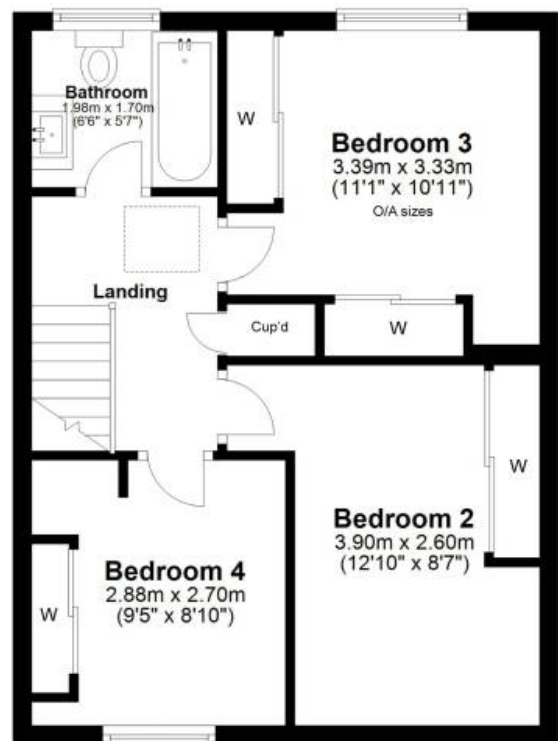
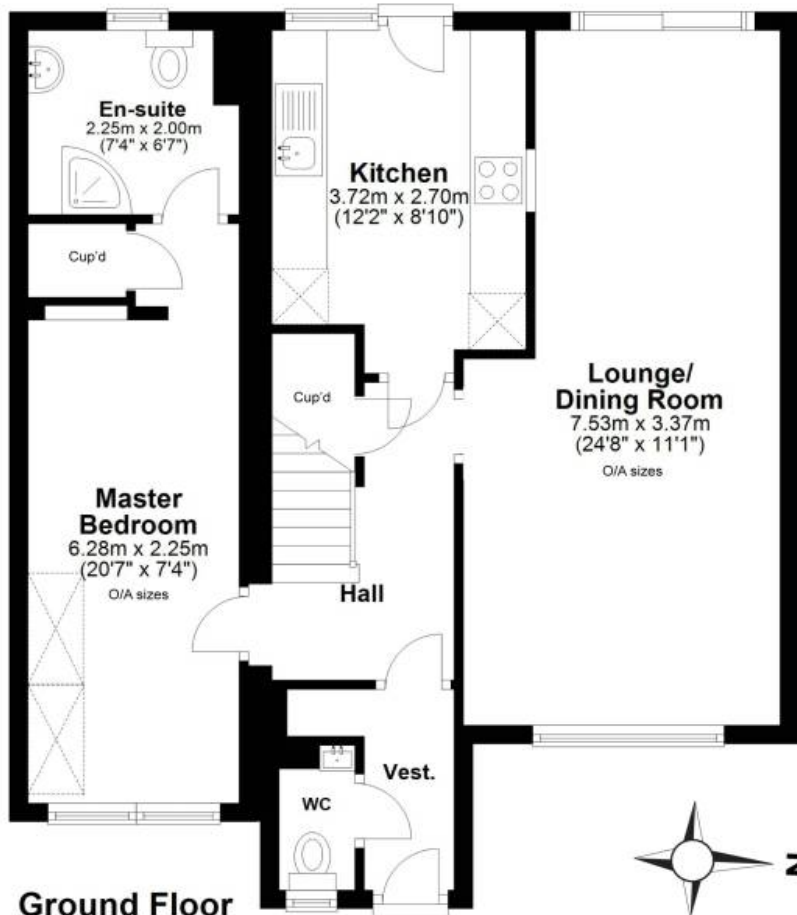


WOODLAND WALK NEXT TO PARK

or you can email us at viewings@ralphhendrie.legal



Total Area: approx. 103.5 sq.metres (1113.8 sq. feet)



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These particulars do not form any part of any contract, all measurements are approximate and none of the appliances are warranted. Whilst we endeavour to provide accurate sales particulars interested parties are advised to satisfy themselves on any aspects of relevance to their purchase.