

26 BUCKSTONE SHAW
BUCKSTONE, EDINBURGH, EH10 6XP

CURRAN & CO
PROPERTY



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OFFERS OVER £370,000



'Nestled in a leafy residential cul-de-sac, 26 Buckstone Shaw is a beautifully presented terrace house which has been extended to provide spacious, family-sized accommodation'

- Quiet Residential Position
- Living Room & Extended Living/Dining/Kitchen
- Three Bedrooms
- Family-sized Bathroom & Separate Shower Room
- Gas Central Heating & Double Glazing
- Landscaped Front & Rear Gardens
- Allocated Parking Space
- Highly Regarded Catchment Schools



Description

Nestled in a leafy residential cul-de-sac in sought-after Buckstone, 26 Buckstone Shaw is a beautifully presented three bedroom terrace house which has been extended to provide bright, spacious and family-sized accommodation of move-in condition throughout. The house boasts an impressive open plan living / dining / kitchen with sliding doors opening to the secluded rear garden.

The accommodation comprises: entrance hall with access to the under-stair storage cupboard and modern, fully-tiled shower room; generously-proportioned living room; open plan living/dining room with sliding glass doors and Velux windows providing floods of natural light; contemporary kitchen with breakfast bar, tiled splashback, Mistral worktops, Belfast sink and integrated electric oven, stainless steel gas hob,

extractor hood, dishwasher and washer dryer; stair to first floor landing with access to attic storage space; double bedroom 1 with built-in mirrored wardrobes; double bedroom 2 with storage cupboard; bedroom 3 with built-in wardrobes; modern, family-sized bathroom with shower over the bath and heated towel-rail. Further features include gas central heating and double glazing throughout.

The front garden is landscaped and features raised beds, lawn and mature border. Backing on to woodland, the enclosed rear garden boasts a suntrap decked patio, low-maintenance artificial grass and a garden shed. The property includes an allocated parking space in the residents carpark, with additional unrestricted on-street parking.

According to the local authority website, this

property falls within the catchment area for Buckstone Primary School and Boroughmuir High School.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band E.

Viewing

Viewing is by appointment. Please contact our office to arrange.







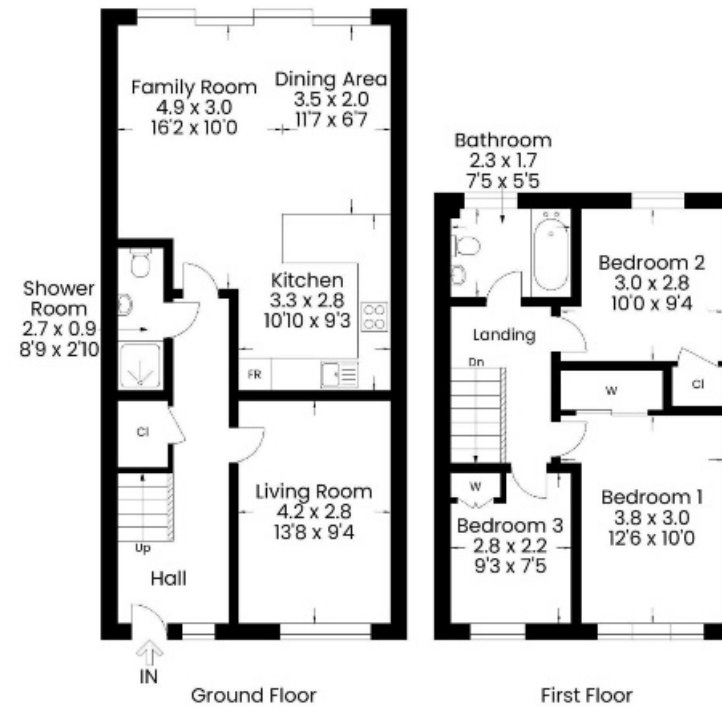
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.