



# 30 Buckstone Howe

## Buckstone

## Edinburgh

EH10 6XF





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**Attractive mid-terraced** villa set in the desirable residential area of Buckstone, EH10. This popular location, to the south of the city, offers excellent road and transport links into the city centre and easy access to the City of Edinburgh Bypass. Local amenities include a wide variety of shops, cafés and restaurants in Morningside and Bruntsfield, both easily reached by bus, bike or car. The Stable Bar and Klondyke Garden Centre are a short walk away via woodland paths.

The property is within catchment for both Buckstone Primary School (approx. 5 minutes' walk and also the venue for local dance classes) and the highly regarded Boroughmuir High School, one of Scotland's top-performing state schools. For recreation, there are plentiful woodland and hill walks nearby, with the Pentlands, Braid Hills and Mortonhall Estate all easily accessible.

Internally, the home is presented in excellent decorative order and benefits from combination gas boiler providing central heating and "always on" hot water, double glazing throughout, generous storage and cavity wall insulation to reduce energy consumption.

#### Property Details

- **Welcoming hallway** with front window, oak flooring and access to cloakroom/WC. Carpeted stairs leading to the upper landing.
- **Lounge/Dining Room** with double oak and glazing doors, this bright room features a large double-glazed window to the front which overlooks the communal landscaped grounds of Buckstone Howe, and woods beyond. The window to the rear has views over the well maintained enclosed, South facing garden. The south-facing end of the room works well for dining, comfortably accommodating a six-person table and chairs, and currently also provides space for a home office. High-speed Virgin Media cable connection is in place.









- **Fitted breakfasting kitchen** with matching wall and base units, walnut worktops and tiled splashback. Features Belfast sink with mixer tap and drainer, free-standing gas cooker, washing machine, dishwasher and tall fridge/freezer. Deep under-stair cupboard. Door giving direct access to the garden.
- **Cloakroom/WC** with oak flooring, white two-piece suite (WC and wash hand basin) with mirror and glass shelf above. Velux skylight and Xpelair fan.
- **Upper Floor**
- **Landing** with access hatch and Ramsay ladder to partially floored loft. Airing cupboard and oak doors to all bedrooms.
- **Double Bedroom (front)** with open outlook, built-in wardrobe with hanging rail and shelf above, and wood panelling to dado rail height.
- **Second Double Bedroom (rear)** overlooking the garden, with built-in wardrobe including hanging rail and shelf.
- **Third Bedroom (front)** with built-in cabin bed incorporating under-bed storage and fitted cupboard.
- **Family Bathroom** with tiled floor and white three-piece suite comprising P-shaped bath with power shower and hinged screen, wash hand basin with vanity unit, and WC. Tiling around the bath, shower and splashback areas. Mirrored cabinet with integrated lighting. Frosted rear window.

















### External

Monoblock front garden with established shrubs and flowers, including pear and bay trees and hydrangea.

Fully enclosed south-facing rear garden, mainly laid to lawn and bordered by mature plants and shrubs, including an apple tree. Patio area ideal for outdoor furniture and barbecuing. Garden shed included in the sale.



Allocated parking space close by, with permission to erect a garage.

Well-maintained communal grounds are managed by the Buckstone Association, with an annual fee of £25.

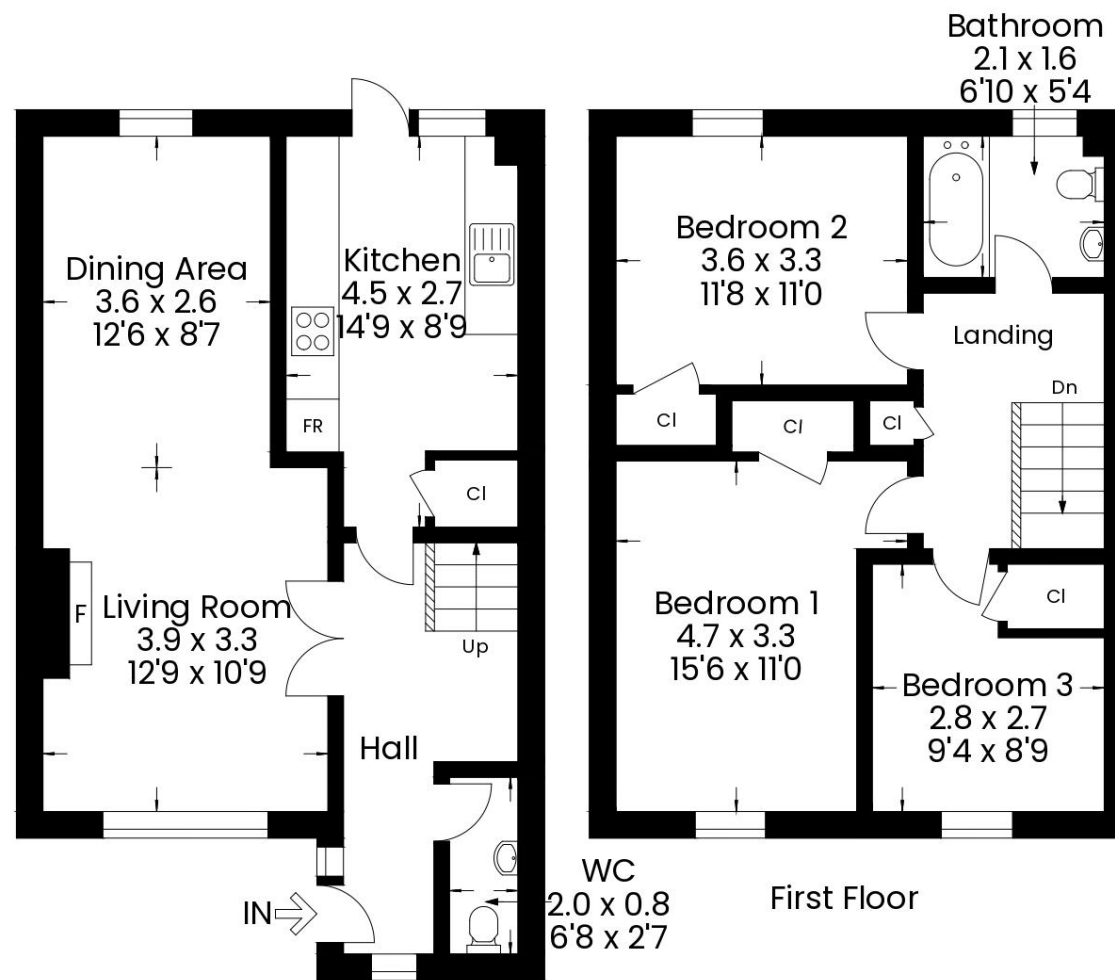
Energy Efficiency Rating: C

Council Tax Band: E









Ground Floor

First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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