





### Location

This 3 bedroomed, 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, the neighbouring Buckstone Woods, Hermitage of Braid, Pentland Hills, and Blackford Hill all offering the ideal location for leisurely walks, hiking, pony trekking and cycling. Hillend Ski slope is also within close reach.

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, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone







## General

Entrance hallway

Livingroom

Modern kitchen with Amtico flooring

Spacious family room with dining area and Amtico flooring throughout

3 well proportioned bedrooms, with excellent built in storage and wardrobe space

Bathroom with shower over bath and w/c

## Extras

Double glazing and large windows affording plenty of natural light

Gas central heating

Garage & driveway

Well maintained garden to front and rear, patio doors leading to rear garden

Semi-detached house

Excellent location

Ideal for family living and entertaining

Immaculately presented property with attractive decor

Additional storage located under stairs, in kitchen larder and on first floor landing.



# ALLINGHAM&CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

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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 103m<sup>2</sup>  
Garage 14m<sup>2</sup>