



Location

This four 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 bustling 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 Merchants of Edinburgh clubs all within easy reach. Outdoor spaces are a plenty 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.

Buckstone is served by an excellent range of state and private schools including early years, primary and secondary education with Boroughmuir High School being within catchment area.

The area is also perfectly situated for commuters, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Front porch/vestibule

Entrance hallway

Bright living/dining room

Modern fitted kitchen with access to garage, storage cupboard, built in hob, oven and extractor fan: these items are believed to be in good working order though their condition cannot be warranted

Master bedroom with en-suite bathroom with bath, shower cubicle, wash basin and WC

3 further bedrooms

Family bathroom with shower over bath, WC and wash basin

Extra Features

Electric heating

Double glazing

Garage and driveway

Cellar

Gardens to front and rear

Open views over the Pentland Hills

Home Report

Please visit: www.allingham.co.uk or www.espc.com

ALLINGHAM&CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

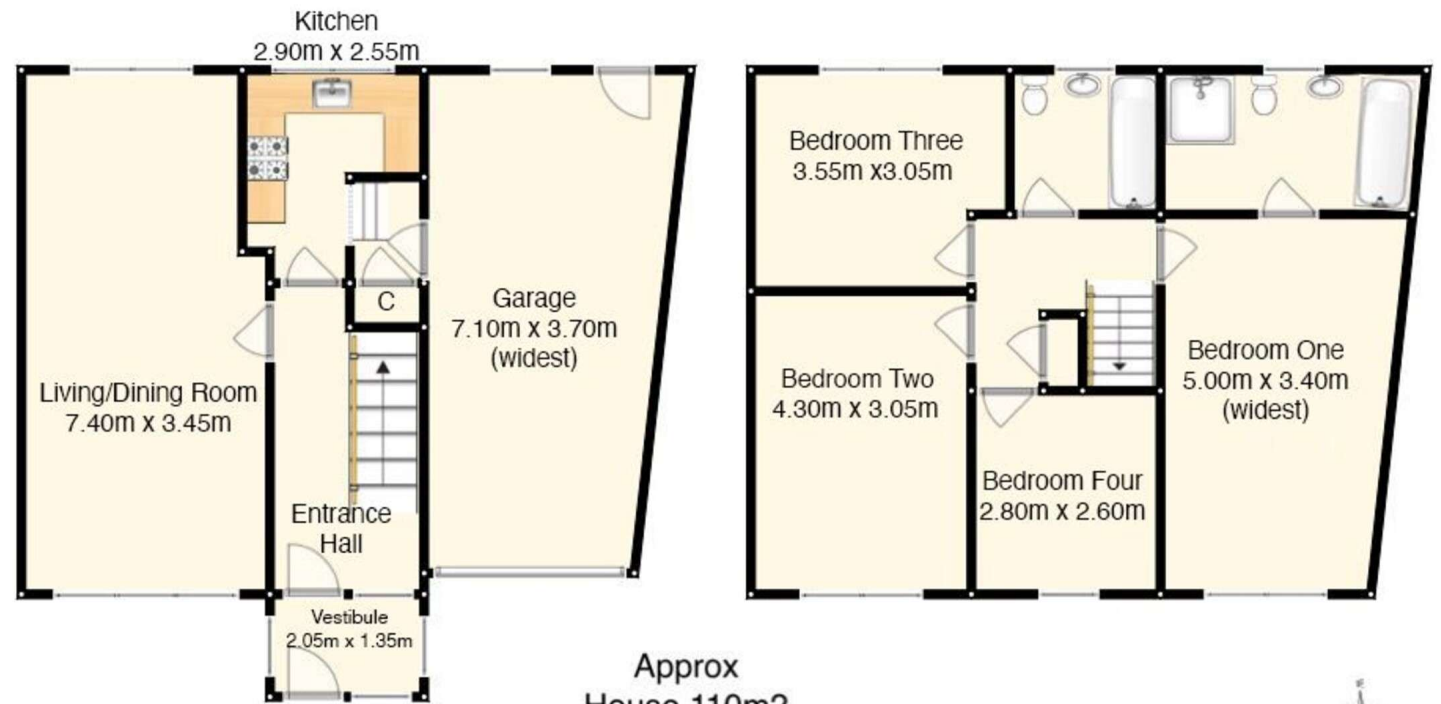
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

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 110m²
Garage 23.5m²