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SOLICITORS & ESTATE AGENTS



# 13 BUCKSTONE LOAN

BUCKSTONE, EDINBURGH EH10 6UD



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# WELCOME TO

## 13 BUCKSTONE LOAN

Situated in an established residential area of Buckstone, this semi-detached house offers a well-proportioned city home with three bedrooms, a large reception room, a kitchen, and a bathroom, plus neatly kept front and rear gardens, an attached single garage, and a double driveway.

You are welcomed into the home by a bright hallway leading into the reception room on your right. Spanning the entire depth of the property, the room allows for various configurations of both lounge and dining furniture and it is filled with natural light through generous dual-aspect glazing, including a southwest-facing front window and rear patio doors opening onto the garden. The dining area also has a useful serving hatch to the kitchen. In the kitchen, wall and base cabinets are accompanied by spacious worktops and splashback tiling, with provision made for freestanding and undercounter appliances. The kitchen leads through to a convenient rear porch with garden access.











On the first floor, a landing (with storage) affords access to three bedrooms, all benefiting from built-in storage, with two also enjoying a sunny southwest-facing aspect. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is flanked by well-maintained front and rear gardens. The former features a lawn and colourful planting, whilst the latter includes a large patio, a neat lawn, and leafy, colourful plants and shrubs. Excellent private parking is provided by an attached single garage and a double driveway.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale. The kitchen appliances, dining table, and unit in the dining area can also be included if desired.

## FEATURES

- Semi-detached house in Buckstone
- Entrance hallway
- Generous, dual-aspect and light-filled living/ dining room
- Kitchen with rear porch
- Three bedrooms with built-in storage
- Bathroom with shower-over-bath
- Well-kept front and rear gardens
- Attached single garage and private double driveway
- Gas central heating and double glazing









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THREE BEDROOMS WITH BUILT-  
IN STORAGE & A BATHROOM  
WITH SHOWER-OVER-BATH







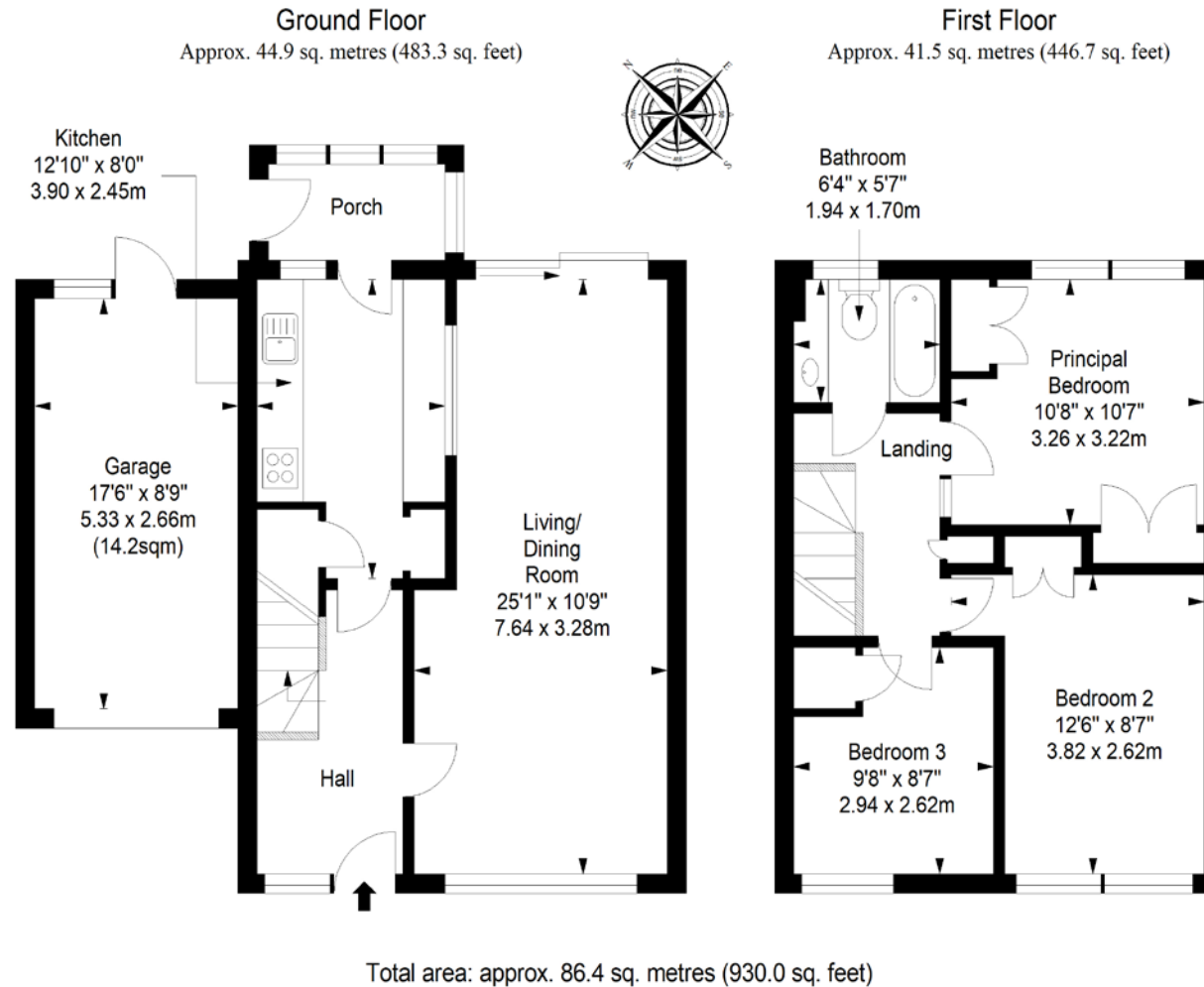
# BUCKSTONE

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## EDINBURGH

Lying southwest of the city centre, easily reached in under 20 minutes, and positioned at the foot of the Braid Hills, Buckstone promises a highly-desirable suburban setting. Nearby Morningside boasts a wealth of local independent shopping and entertainment amenities, including cosmopolitan bistros, bars and the boutique Dominion Cinema, plus two high-end supermarkets. Beautiful green spaces in the surrounding area include the Hermitage of Braid and Blackford Hills Nature Reserve and the Pentland Hills Regional Park, whilst indoor sports facilities can be found at the Craiglockhart Leisure Centre. Golf enthusiasts are also spoilt for choice with the Braid Hills, Swanston and The Merchants of Edinburgh clubs all close by. Buckstone is served by a superb selection of state and private schools, with the property falling under the catchment for Buckstone Primary School and Boroughmuir High School. The area is also perfectly placed for swift commuting, with good bus services into Edinburgh and easy access to the City Bypass and motorway network.

# FLOORPLAN



## Property Office:

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