



21 Buckstone Crescent
Buckstone, Edinburgh, EH10 6PJ



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This stunning, extended semi-detached villa with garden studio room, offers spacious family accommodation situated close to Buckstone Primary School and within the catchment for Boroughmuir High School.

- Reception hall
- L-shaped Sitting/dining room/kitchen
- Utility room
- Principle bedroom with en-suite
- 3 further bedrooms
- 2 Shower rooms
- Garden studio room
- Gas central heating & Double glazing
- Private enclosed rear garden
- Driveway

Offers Over £475,000

Home Report: £500,000

EPC Rating: C

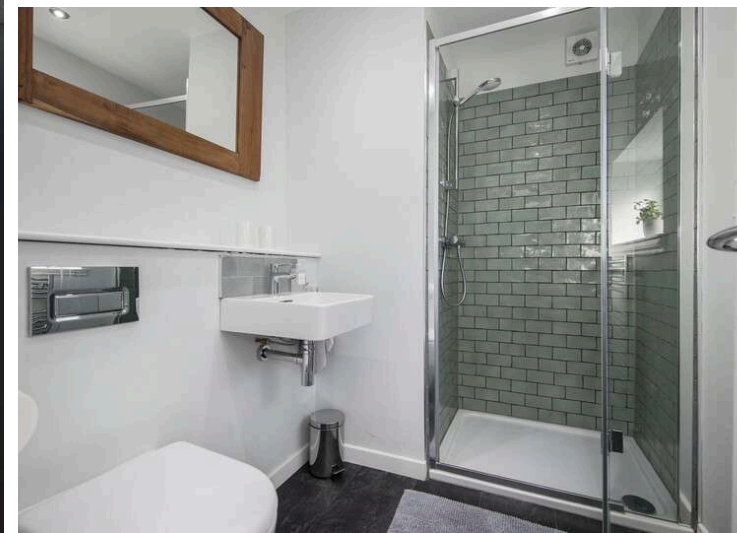
Council Tax: E

Tenure: Freehold

Approached off a private driveway, the front door opens into a welcoming entrance hall, with useful large storage cupboard and provides access to the downstairs living space, stairs to the upper landing and a three piece shower room.

The open-plan living space features elegant Karndean flooring seamlessly integrating the living room, kitchen, and dining areas, creating a spacious and inviting atmosphere. The living room, positioned to the front, is flooded with light from a large picture window and benefits from a feature electric fireplace. The dining area is an excellent size and has French doors which open to the garden, making it perfect for entertaining guests or enjoying family meals.

Overlooking the rear garden, the modern kitchen is fitted with a good range of wall and base units and gives access to the utility room which is conveniently designed with storage, a sink and plumbing for a washing machine and tumble dryer. There is also an access door to the side of the house.



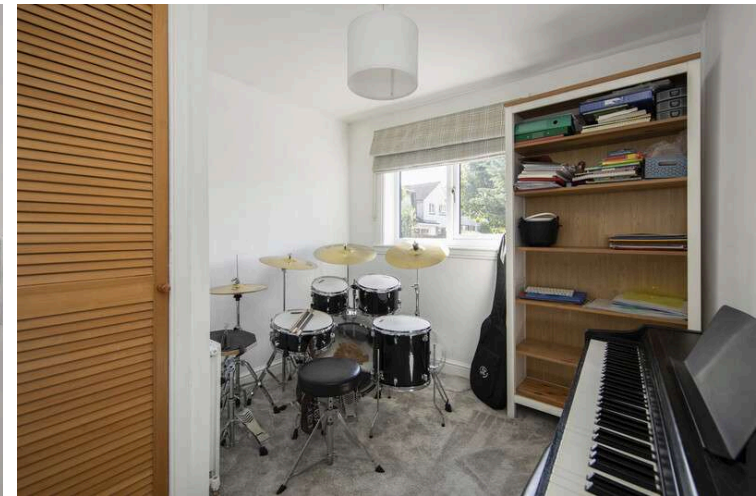


The upstairs landing includes a linen cupboard, access to the attic storage and leads to the 4 bedrooms and shower room. The principle bedroom is an excellent size double room and benefits from an en-suite bathroom boasting a three-piece suite with P-shaped bath and mains powered shower over. There are two further double bedrooms, with built-in wardrobes and a single bedroom which would make an ideal home office or nursery.

The property also benefits from a garden room with linolium flooring, light, power, a skylight, and patio doors leading to a decked area. This excellent-sized multi-use space is currently used as a yoga studio but could also be used as a home office, guest room or an additional entertaining space.

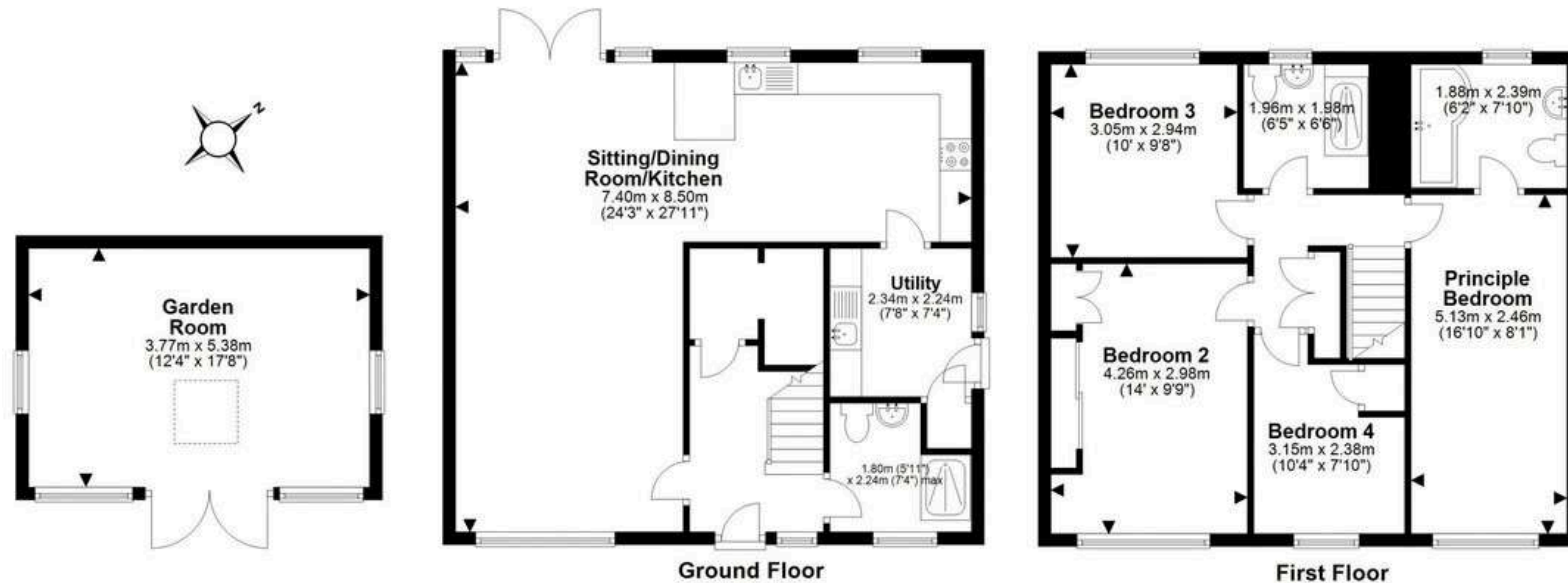
The fully enclosed rear garden features a decked area, a well-maintained lawn, and a small paved patio, providing a perfect outdoor space for relaxation and entertainment. A rear gate allows for handy access to walking paths and Mortonhall golf Course. To the front, the property boasts a multi-car driveway, offering ample parking space.

Extras: to include all fitted carpets and fitted floor coverings, curtains, blinds, light fittings, hob, cooker hood, double oven and fridge/freezer.





Buckstone is a well-established and popular residential area situated to the south side of the city centre close to the Braid Hills and Pentland Hills. The district is well served with good local shops on Buckstone Terrace, Morrisons superstore at Hunter's Tryst and Tesco at Colinton Mains whilst a more comprehensive range of facilities can be found at neighbouring Morningside. The area has good access to excellent schooling from nursery to senior level in both the private and state sectors. Edinburgh's city centre is within easy reach by regular public bus services and benefits from close proximity to the City Bypass. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. Links to Glasgow and the M8, Stirling and the M9, north-wards via the Queensferry Crossing and the M90 and Edinburgh Airport are all within easy reach.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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